

Neighborhood Planning for Community Revitalization



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**Center for Urban and Regional Affairs
University of Minnesota
330 Humphrey Center**

**Community Housing Review:
Greater Longfellow Community 2002**

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Community Housing Review

Greater Longfellow Community 2002

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EXECUTIVE SUMMARY

Seward Redesign, Inc. conducted a housing assessment for the Greater Longfellow Community in order to guide future community planning efforts¹. The Greater Longfellow Community includes the five neighborhoods of: Seward, Longfellow, Cooper, Howe and Hiawatha. Data were collected from the 2000 U. S. Census on population characteristics and parcel data from the Minneapolis Neighborhood Information System (MNIS) were used to research property information. Also, information on community housing needs was gathered through community meetings and a housing survey.

2000 Census data were gathered on population and housing characteristics for the five neighborhoods by the census tract level, block group and block levels. This includes information on: Race/Ethnicity, Age, Family Type and Size, Number of Housing Units, Household Size, and Housing Tenure. Minneapolis Neighborhood Information Systems (MNIS) provided parcel data on: Land Use, Zoning, Building Condition, Estimated Market Values, Homestead Status, and Property Sales.

The 2001 State of the City² presents demographic data for all Minneapolis communities. This report is useful in investigating demographic trends. Minneapolis gained 14,235 persons between 1990 and 2000 and, while the White population declined by 13.8 percent, minorities and racially diverse immigrant populations increased.³ Overall, the Longfellow Community population declined between 1990 and 2000. Seward was the only neighborhood in the Longfellow Community to experience an increase in population. Though there was an increase in the Black/African American and Hispanic/Latino populations, Longfellow experienced a loss in the White and American Indian/Alaska Native populations. Seward shows the largest increase in the Black/African American population while the Howe neighborhood shows the largest increase in Hispanic or Latino populations.

¹ Project Supervisor: Brian Miller, Seward Redesign. Research Assistant: Merrie Sjogren, CURA/Neighborhood Program for Community Revitalization. Faculty Advisor: Dr. Ed Goetz, Humphrey Institute.

² State of the City 2001, City of Minneapolis Planning Department, January 2002

The age group of 45 to 54 years experienced the greatest increase than any other age group, while the 65 years and over age group experienced the greatest decline in all five neighborhoods.

This information was compiled to determine whether the housing options in the Longfellow Community serve the population. This study highlights the growing importance of providing housing options for the increasingly diverse Longfellow population. Recognizing the benefits to keeping longtime residents within a community, this study can be used by community organizations to determine strategies to serve the housing needs of Longfellow's residents.

Housing issues are often ranked as the most important issues facing Twin Cities' residents. According to the Seward Neighborhood Community Survey⁴ of 2000, 45 percent of the respondents reported that the affordability of owner-occupied housing and 39 percent of respondents reported that the affordability of rental housing had decreased since 1995. Increasing the availability of affordable housing was among the top three issues of concern from community respondents.

Life-cycle housing provides housing mobility for residents, as their housing needs change. Unfortunately, Longfellow residents may have difficulty changing housing. For instance young adults and families may be struggling to transition from rental to homeownership as their families grow, because housing values are high. On the other hand, empty nesters interested in downsizing to lower maintenance homes, are struggling to find these housing options within the Longfellow Community⁵.

Each of the five neighborhoods experienced a loss of housing units between 1990 and 2000. Longfellow and Seward had a large increase in households with non-relatives present, highlighting the changing household structure. Overall, approximately 45 percent of all households in the Longfellow Community are family households, while 55 percent of all households are non-family households.

³ 2000 Census Report, *Population, Race and Ethnicity*, #1, October 2001, Minneapolis Planning Department

⁴ Seward Neighborhood Community Survey, Wilder Research Center, November 2000.

⁵ From meeting with Healthy Seniors representatives, July 2002.

SUMMARY OF FINDINGS

- The population in Greater Longfellow is becoming increasingly diverse along Franklin and Minnehaha Avenues and Lake Street.
- Overall, the Longfellow Community population declined by 842 residents or 2.94 percent between 1990 and 2000.
- The Seward Neighborhood was the only neighborhood in the Longfellow Community to gain population between 1990 and 2000.
- The senior population, or people 65 years and over, declined by 1,210 residents.
- The adult population, or people 45 to 54 years, increased more than any other age group by 1,887 persons.
- The White, Non-Hispanic population declined by 4,388 persons.
- The Black, African-American population increased by 1,655 persons.
- The Hispanic/Latino population increased by 805 persons.
- Overall, the Longfellow Community lost 153 or 1.1 percent of its total housing units.
- The Single-family, owner-occupied home is the primary housing resource.
- 82 percent of all land use in the Longfellow Community is Residential property that is homestead, 79 percent of which is Single-family Homestead.
- 1963 is the average year most Multi-family apartment complexes were built.

RECOMMENDATIONS

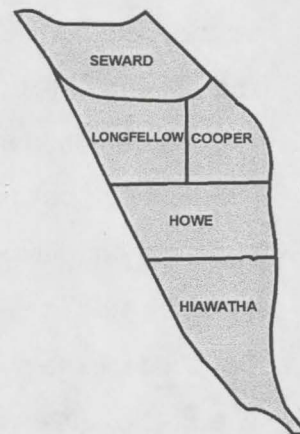
In order to provide Longfellow Community residents housing options throughout their lifetimes the following is recommended:

- 1) Develop attractive Apartments or Condominiums providing long-term housing for seniors that offer independent living with options for continuing care.
- 2) Construct new mixed-use housing developments around major commercial nodes and transportation routes along Franklin and Minnehaha Avenues, Lake Street, and the future Midtown Greenway Corridor.
- 3) Supply infill multi-family, mixed-income developments on a smaller scale that blend well within single-family residential areas.
- 4) Update/renovate multi-family apartments along Minnehaha Avenue.

INTRODUCTION

Seward Redesign conducted a housing assessment of the greater Longfellow Community. This includes the five neighborhoods of Seward, Longfellow, Cooper, Howe and Hiawatha. The following observations are offered as a catalyst for further community discussion.

Greater Longfellow is a comparatively stable residential community with an increasing diversity of residents. The single-family home is the primary housing resource. The community offers many amenities to its residents, including access to the Mississippi River on its eastern border.



COMMUNITY RESIDENTS

This section looks at the residents who live in the five neighborhoods of the Longfellow Community. It points out the community's assets in education, employment and its diversity of residents. Also this section explores the changes in population between 1990 and 2000.

COMMUNITY ASSETS

Education

Greater Longfellow offers eleven educational institutions for its residents. It also neighbors the Cedar/Riverside community, home to the West Bank of the University of Minnesota and Augsburg College. According to the 2000 Census, approximately 26 percent of Longfellow's residents were enrolled in school from nursery/pre-kindergarten to the graduate/professional degree level, compared to 30 percent enrollment for the population of Minneapolis. 24 percent of Longfellow's population has earned a high school diploma or

equivalent and 23 percent have completed a bachelor's degree, compared to 21 percent and 22 percent for Minneapolis respectively.

Table 1. Educational Attainment for Longfellow Vs. Minneapolis, 2000

EDUCATIONAL ATTAINMENT LEVEL	LONGFELLOW		MINNEAPOLIS	
Less than 9th grade	914	4.7%	17,211	5.8%
9th to 12th grade, no diploma	1,510	7.7%	30,371	10.2%
High school graduate (includes equivalency)	4,647	23.7%	61,564	20.6%
Some college, no degree	4,125	21.0%	75,175	25.2%
Associate degree	1,207	6.2%	15,197	5.1%
Bachelor's degree	4,429	22.6%	66,808	22.4%
Graduate or professional degree	2,766	14.1%	32,126	10.8%
Total	19,598	100.0%	298,452	100.0%

Data Source: U. S. Census Bureau, Summary 3, 2002 Release.

Employment

The employment trends in the Greater Longfellow community follow a similar pattern seen in Minneapolis. The highest percentage in any one industry is 27.8 percent in the Educational, Health and Social Services field, five percent higher than Minneapolis overall. Of the Longfellow residents in the labor force, 95 percent are employed.

Table 2. Employment by Industry 2000

INDUSTRY	LONGFELLOW		MINNEAPOLIS	
Agriculture, Forestry, Fishing & Hunting	18	0.1%	428	0.2%
Mining	-	-	7	0.003%
Construction	595	3.7%	6,844	3.3%
Manufacturing	1,594	10.0%	22,439	10.8%
Wholesale & Retail Trade	1,983	12.4%	27,469	13.2%
Transportation, Warehousing & Utilities	805	5.0%	9,758	4.7%
Information	584	3.6%	7,402	3.6%
Finance, Insurance, Real Estate, Rental & Leasing	1,246	7.8%	17,929	8.6%
Professional, Scientific, Technical Services & Management of Co.s & Enterprises	1,234	7.7%	19,843	9.5%
Administrative and Support & Waste Management Services	564	3.5%	8,603	4.1%
Educational services, Health Care & Social Assistance	4,450	27.8%	47,442	22.8%
Arts, Entertainment, Recreation, Accommodation & Food Services	1,452	9.1%	22,867	11.0%
Other Services (except public administration)	919	5.7%	10,672	5.1%
Public Administration	570	3.6%	6,187	3.0%
TOTAL	16,014	100.0%	207,890	100.0%

Data Source: U. S. Census, Summary 3, 2002 Release.

Transportation

How do Longfellow residents travel to work? According to Table 3, residents in the Seward Neighborhood (Census Tracts 1062, 1064, 1075) are more likely to use transit, walk or bicycle to work as opposed to driving alone. Residents in the Howe and Hiawatha Neighborhoods (Census tracts 1088, 1089, 1090, 1104, 1105) are more likely to drive alone to work. Only 13 percent of Longfellow residents use some form of public transportation and 6 percent walk or bike.

Table 3. Transportation to and from Work by Census Tract, 2000

TRACT	SEWARD			LONGFELLOW							TOTAL
	1062	1064	1074	1075	1076	1088	1089	1090	1104	1105	
Drove alone	49%	50%	57%	64%	71%	61%	65%	79%	73%	72%	65%
Carpooled	10%	8%	17%	9%	12%	14%	21%	7%	10%	12%	12%
Bus or trolley bus	25%	19%	17%	8%	8%	14%	7%	6%	11%	8%	12%
Motorcycle	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bicycle	2%	11%	3%	4%	3%	2%	1%	3%	2%	1%	3%
Walked	10%	7%	2%	7%	0%	4%	2%	1%	2%	1%	3%
Other means	1%	0%	1%	0%	0%	1%	0%	0%	0%	1%	1%
Worked at home	3%	5%	3%	8%	6%	3%	4%	4%	2%	5%	4%

Data Source: U. S. Census Bureau, Summary 3, 2002 Release.

COMMUNITY DEMOGRAPHICS

Population Changes

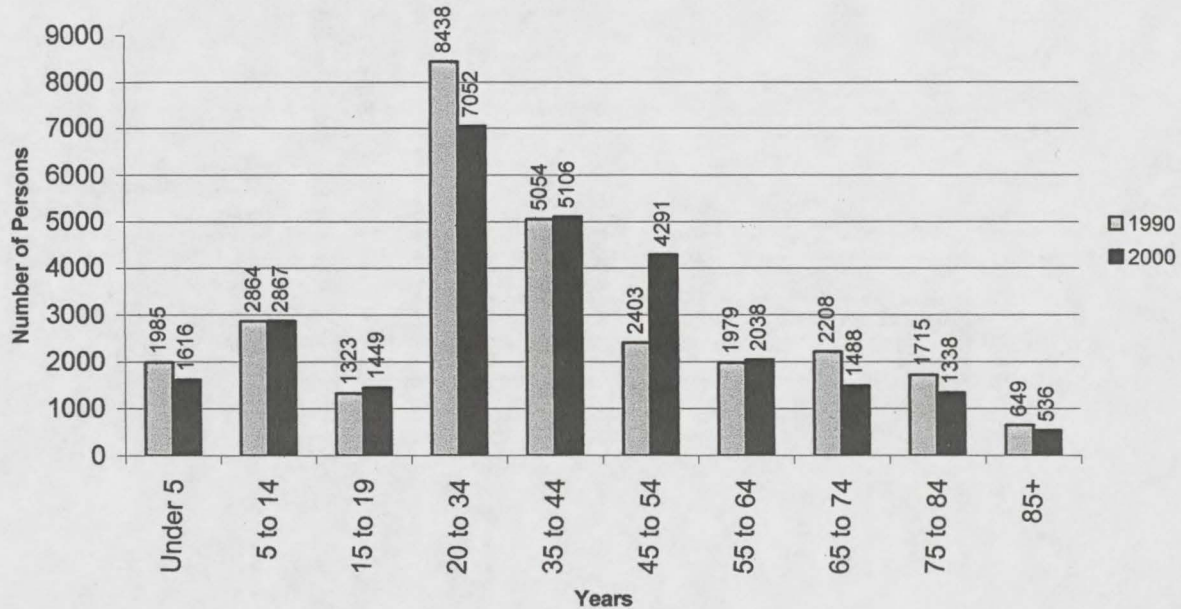
Between 1990 and 2000, Seward was the only neighborhood in the Longfellow Community to gain population. Minneapolis gained over 14,000 residents between 1990 and 2000. The Longfellow Community lost 842 residents overall in the decade.

Table 4. Population Shift 1990-2000

	1990	2000	Change 1990-2000	% Change 1990-2000
SEWARD	7,020	7,174	154	2.2%
LONGFELLOW OVERALL	28,618	27,776	-842	-2.9%
MINNEAPOLIS	368,383	382,618	14,235	3.9%

Data Source: U. S. Census Bureau, Summary 1, 2000.

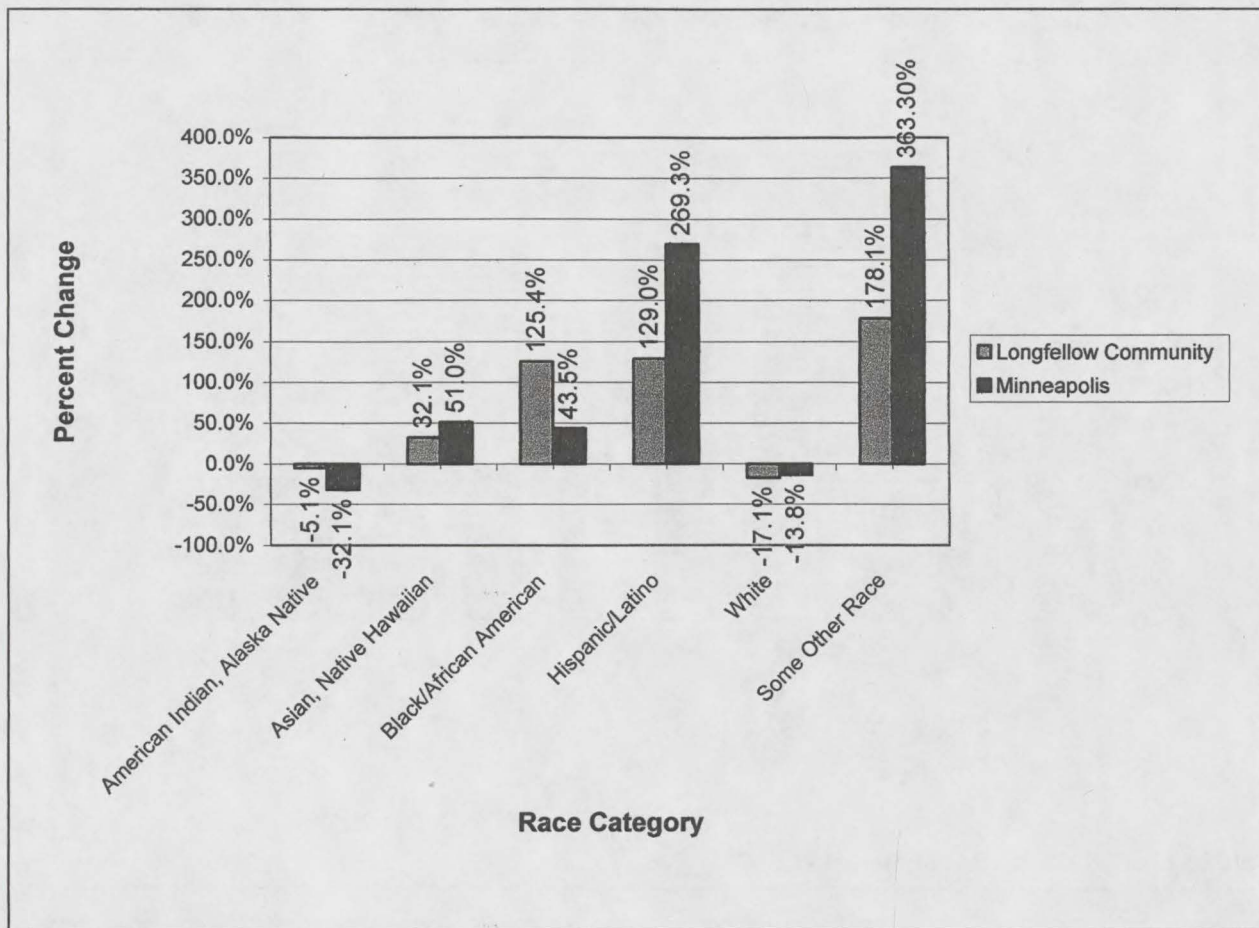
Chart 1. Longfellow Population of 1990 Vs. Longfellow Population of 2000



Data Source: U. S. Census Bureau, Summary 1, 2000.

Most age categories experienced insignificant change between 1990 and 2000. There was a slight decline in the Under 5 and 20 to 34-age categories. There was also a noteworthy decline in the senior population, residents ages 65 years and over. Offsetting the losses was a significant increase in the 45 to 54-age category. According to The City of Minneapolis October 2001 Census Report, these same shifts in age categories was seen in the City overall.

Chart 2. Population Change Between 1990-2000 by Race and Ethnicity



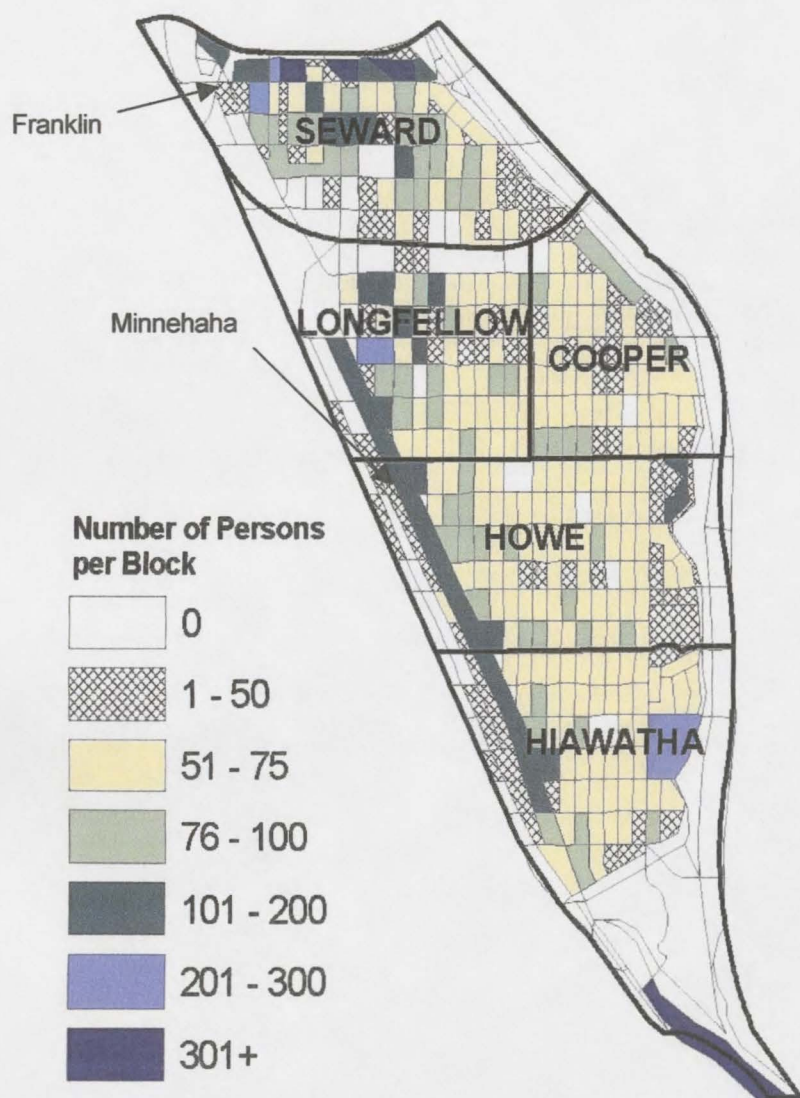
Data Source: U. S. Census Bureau, Summary 1, 2000.

The American Indian or Alaska Native and White populations were the only categories to decline between 1990 and 2000. The biggest increase was seen in the Some Other Race category. The Longfellow Community lost a greater percentage of White residents than did the City of Minneapolis overall. The Longfellow Community gained a greater percentage of Black or African American residents than the City overall.

SUMMARY OF DEMOGRAPHIC SHIFTS 1990-2000

- Overall, the Longfellow Community population declined by 842 residents or 2.94 percent between 1990 and 2000.
- Minneapolis gained 14,235 residents or increased by 3.9 percent.
- The Black/African American population increased by 1,665 persons (from 1,328 to 2,993).
- The Hispanic/Latino population increased by 805 persons (from 624 to 1,429).
- The White/Non-Hispanic population declined by 4,388 persons (from 25,628 to 21,240).
- Seward was the only neighborhood in the Longfellow Community to experience an increase in population by 154 persons (from 7,020 to 7,174).
- The age cohort of 45 to 54 years increased more than any other, gaining 1,887 persons.
- The cohort of 65 years and over declined in all five neighborhoods with a total loss of 1,210 persons.

Figure 1. Population Density by Census Block, 2000



The Community Now

The highest densities are along Franklin and Minnehaha Avenues.

143 Blocks have no residents.

120 Blocks have 1-50 residents.

260 Blocks have 51-100 residents.

8 Blocks have 101- 200 residents.

10 Blocks have populations greater than 200 residents.

Table 5. Population by Age Distribution Compared to Minneapolis, 2000

	LONGFELLOW		MINNEAPOLIS	
Under 5	1,616	5.9%	25,187	6.5%
5 to 9	1,417	5.2%	23,960	6.2%
10 to 14	1,449	5.3%	22,291	5.8%
15 to 19	1,449	5.3%	26,866	7.0%
20 to 24	2,039	7.4%	40,953	10.7%
25 to 34	5,011	18.3%	78,978	20.6%
35 to 44	5,102	18.6%	60,904	15.9%
45 to 54	4,270	15.6%	45,961	12.0%
55 to 59	1,188	4.3%	13,199	3.4%
60 to 64	820	3.0%	9,441	2.4%
65 to 74	1,396	5.1%	15,332	4.0%
75 to 84	1,182	4.3%	13,172	3.4%
85 and over	485	1.8%	6,374	1.6%
Total	27,424	100%	382,618	100%

Data Source: U. S. Census Bureau, Summary 1, 2000.

For the most part, the Longfellow Community follows a similar pattern in population by age as the City of Minneapolis. The Longfellow Community has a greater percentage of adults; those persons aged 35 to 44 and 45 to 54 years, than does the City of Minneapolis.

Longfellow also has a lesser percentage of children and young adults, persons 24 years and younger, than the City of Minneapolis.

Table 6. Age Distribution by Race and Ethnicity, 2000

AGE	White	Black	Asian	Am. Indian	Other	2 or More	TOTAL	Hispanic
Under 5	955 4%	252 8%	71 9%	45 6%	95 12%	198 16%	1,616	169 12%
5 to 14	1,730 8%	455 15%	124 15%	130 18%	139 18%	288 24%	2,867	272 19%
15 to 19	879 4%	224 7%	71 9%	79 11%	59 7%	137 11%	1,449	125 9%
20 to 34	4,932 23%	999 33%	316 39%	154 21%	327 42%	322 26%	7,052	523 37%
35 to 44	4,088 19%	557 19%	104 13%	115 16%	89 11%	152 12%	5,106	174 12%
45 to 54	3,739 18%	273 9%	67 8%	94 13%	51 6%	66 5%	4,291	83 6%
55 to 64	1,793 8%	109 4%	31 4%	66 9%	11 1%	28 2%	2,038	43 3%
65 to 74	1,342 6%	74 2%	16 2%	27 4%	9 1%	20 2%	1,488	17 1%
75 to 84	1,263 6%	36 1%	18 2%	11 2%	5 1%	5 .4%	1,338	12 1%
85+	519 2%	14 .5%	- 0%	- 0%	2 0.3%	1 .1%	536	11 1%
TOTAL	21,240	2,993	818	721	787	1,217	27,781	1,429

Data Source: U. S. Census Bureau, Summary 1, 2000.

The senior population in the Longfellow Community is less diverse than the rest of the age categories. For instance, 97 percent of the persons in the 85-years+ category are White/Non-Hispanic. 93 percent of the 3,362 persons 65 years and over are White/Non-Hispanic. 87 percent of the 4,291 persons in the 45 to 54 years cohort are White/Non-Hispanic⁶.

The White population has a lower percentage of children under 14 years than all other race categories. 41 percent of the 1,616 persons in the Under 5 years category are Non-White⁷. 40 percent (1,137 persons) of children 5 to 14 are Non-White, 16 percent of which are Black/African American 10 percent of which are Hispanic/Latino⁸.

⁶ 45 to 54 years cohort experienced the largest increase in the Longfellow Community between 1990 and 2000.

⁷ Between 1990 and 2000, Longfellow Community lost population in the Under 5 years cohort by 369 persons. Other implications found in "Births, Total Fertility Rates on the Rise" MN Planning, May 2002.

Table 7. Linguistic Isolation by Census Tract*, 2000

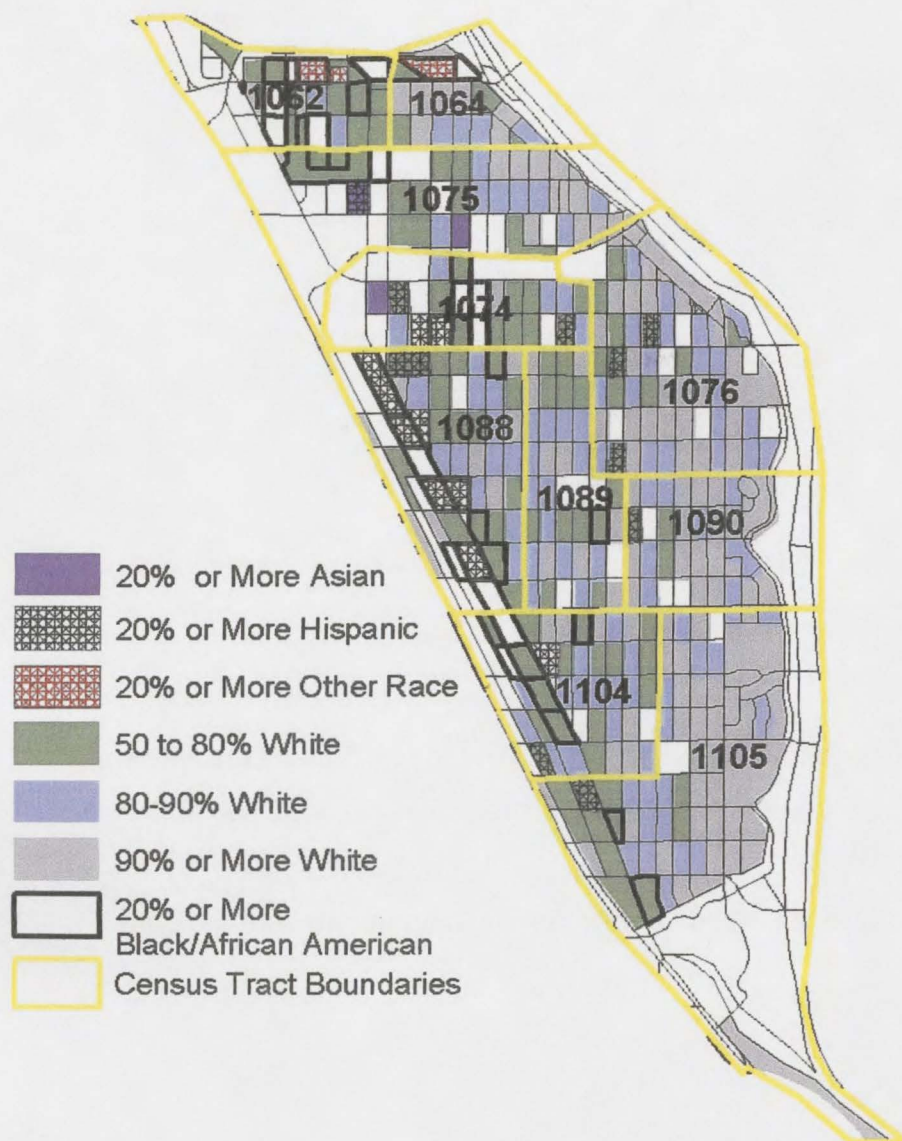
Census Tract	SEWARD			LONGFELLOW							TOTAL
	1062	1064	1075	1074	1076	1088	1089	1090	1104	1105	
English	1,216	654	798	673	1,503	1,446	978	739	1,152	1,834	10,993
Spanish	28	19	21	71	72	156	45	12	64	87	575
Linguistically isolated	12	0	5	26	8	76	15	0	5	10	157
Other Indo-European	99	47	42	33	30	43	31	44	51	51	471
Linguistically isolated	14	6	0	0	0	8	5	4	0	0	37
Asian and Pacific Island	108	15	30	15	6	43	29	0	29	21	296
Linguistically isolated	45	9	0	0	0	23	12	0	0	0	89
Other languages	392	176	0	12	7	53	6	0	23	25	694
Linguistically isolated	220	64	0	0	0	16	0	0	10	0	310
TOTAL	1,843	911	891	804	1,618	1,741	1,089	795	1,319	2,018	13,029
Total Linguistically Isolated	246	70	5	26	8	100	20	4	15	10	504
Percent Linguistically Isolated	13%	8%	1%	3%	0%	6%	2%	1%	1%	0%	4%

*A linguistically isolated household is one in which no member 14 years old and over (1) speaks only English or (2) speaks a non-English language and speaks English "very well." In other words, all members 14 years old and over have at least some difficulty with English.

Data Source: U. S. Census Bureau, Summary 3, 2002 Release.

64 percent or 246 of the 504 linguistically isolated individuals are residents of the Seward neighborhood. Half of the linguistically isolated individuals reside in the 1062 Census Tract, where the Seward Towers are located. Another large group of linguistically isolated residents are in the 1088 Census Tract along Lake Street and Minnehaha Avenue, and speak Spanish.

Figure 2. Race and Ethnicity by Census Block and Tract, 2000



COMMUNITY INCOME LEVELS

The U. S. Census Bureau reports income levels based on a sample of households in each census tract. Approximately 1 out of every 6 households receives a long census form that includes questions on income. It is important to consider the data's limitations as they are based on a only sample population and may not accurately reflect all households.

Table 8: Income Levels, 2000

	SEWARD						LONGFELLOW										TOTAL					
	1062		1064		1075		1074		1076		1088		1089		1090				1104		1105	
Less than \$10,000	472	26%	261	28%	73	8%	74	9%	87	5%	241	13%	21	2%	15	2%	88	7%	81	4%	1,413	11%
\$10,000 to \$19,999	342	18%	157	17%	114	13%	135	16%	143	9%	282	15%	114	10%	40	5%	146	11%	193	9%	1,666	13%
\$20,000 to \$29,999	197	11%	120	13%	91	10%	186	22%	177	11%	367	20%	151	13%	68	9%	216	16%	206	10%	1,779	13%
\$30,000 to \$39,999	314	17%	101	11%	146	16%	171	20%	196	12%	255	14%	210	19%	49	6%	215	16%	327	16%	1,984	15%
\$40,000 to \$59,999	235	13%	137	15%	207	23%	169	20%	451	28%	377	20%	303	27%	148	19%	359	27%	483	24%	2,869	22%
\$60,000 to \$74,999	122	7%	43	5%	120	13%	56	7%	207	13%	180	10%	130	12%	140	18%	156	12%	257	13%	1,411	11%
\$75,000 to \$99,999	71	4%	64	7%	82	9%	52	6%	209	13%	72	4%	137	12%	197	25%	130	10%	278	14%	1,292	10%
\$100,000 to \$200,000	84	5%	37	4%	59	7%	9	1%	122	7%	42	2%	40	4%	138	17%	39	3%	184	9%	754	6%
\$200,000+	12	1%	5	1%	4	0%	-	0%	46	3%	24	1%	13	1%	-	0%	-	0%	31	2%	135	1%
TOTAL	1,849	100%	925	100%	896	100%	852	100%	1,638	100%	1,840	100%	1,119	100%	795	100%	1,349	100%	2,040	100%	13,303	100%

Data Source: U. S. Census Bureau, Summary 3, 2002 Release.

Data Source: U. S. Census Bureau, Summary 3, 2002 Release.

Census Tracts 1062, 1064 and 1088 have the highest proportion of lower-income households. Census Tracts 1090 and 1105 have the highest proportion of higher-income households. Most households fall into the \$40,000 to \$59,999 income category.

Table 9. Income Level by Race and Ethnicity, 2000

	Black or African American	Am. Indian or Alaska Native	Asian Alone	Some Other Race	2 or More Races	Hispanic or Latino	White
Less than \$10,000	26.6%	16.9%	31.3%	13.5%	17.4%	8.6%	7.9%
\$10,000 to \$19,999	13.9%	7.8%	6.4%	13.5%	14.8%	12.5%	12.4%
\$20,000 to \$29,999	16.6%	24.7%	7.3%	18.9%	16.6%	19.7%	12.5%
\$30,000 to \$39,999	15.5%	17.4%	15.8%	10.8%	21.2%	17.4%	14.6%
\$40,000 to \$59,999	16.8%	17.8%	14.0%	28.2%	15.4%	19.7%	22.6%
\$60,000 to \$74,999	4.6%	11.0%	4.6%	4.2%	4.9%	10.9%	11.8%
\$75,000 to \$99,999	4.9%	4.6%	9.1%	7.7%	2.9%	7.9%	10.7%
\$100,000 to \$200,000	1.1%	0.0%	11.6%	0.0%	6.7%	0.0%	6.5%
\$200,000+	0.0%	0.0%	0.0%	3.1%	0.0%	3.2%	1.1%

Data Source: U. S. Census Bureau, Summary 3, 2002 Release.

Native Hawaiian and Other Pacific Islander not included, only one category was reported- 100% of the sample in the \$10,000 to \$19,999 category.

As seen in this table, income varies greatly by race. The largest percentage of Black or African Americans earns Less than \$10,000. The largest percentage of American Indian or Alaska Natives earns \$20,000 to \$29,999. The largest percentage of Asians earns Less than \$10,000. The largest percentage of residents of Some Other Race earns \$40,000 to \$59,999. The largest percentage of Hispanic or Latino residents is found in the \$20,000 to \$29,999 and the \$40,000 to \$59,999 categories. The largest percentage of White residents earns \$40,000 to \$59,999. The White category has the least number of residents earning less than \$10,000.

COMMUNITY HOUSING

This section investigates the housing options available in the Longfellow Community. It offers data on number of housing units, housing type and value.

HOUSING SHIFTS

Table 10. Summary of Housing Shifts 1990-2000

	# of Housing Units 1990	# of Housing Units 2000	Change in # of Units	% Change in # of Units	2000 Owner Occupancy Rate	2000 Renter Occupancy Rate	2000 Homeowner Vacancy Rate	2000 Rental Vacancy Rate
SEWARD	3,825	3,805	-20	-0.5%	34%	64%	0.5%	1.3%
LONGFELLOW OVERALL	13,481	13,328	-153	-1.1%	62%	36%	0.5%	1.5%
MINNEAPOLIS	172,666	168,606	-4,060	-2.4%	49%	47%	0.7%	2.8%

Data Source: State of the City Report, 2001.

The Longfellow Community lost 153 total housing units between 1990 and 2000. This was a lower percentage change than the City of Minneapolis as a whole. Longfellow overall has a higher owner occupancy rate than the city of Minneapolis. Longfellow had a lower vacancy rate in 2000 for both the homeowner and rental categories.

Table 11. Housing Units by Type, 2000

	Single- family	Condo/ Townhouse	Duplex/ Triplex	Apartment Units	TOTAL
LONGFELLOW	7,780 60%	102 1%	1,735 13%	3,407 26%	13,024
MINNEAPOLIS	75,825 45%	6,898 4%	24,354 15%	60,836 36%	167,913

Data Source: State of the City Report 2001- does not break information down by neighborhood.

COMMUNITY HOUSING OPTIONS

The following data are from the MNIS (Minneapolis Neighborhood Information System) parcel data. These data are collected from the City of Minneapolis' Assessor's Office. The numbers do not match the Census counts.

Summary of Housing Options:

- 7,755 single-family homes, 95% are homestead.
- 832 duplexes, 71% homestead.
- 112 multi-family buildings with 3 to 10 units, 505 total units, 26 are homestead.
- 56 multi-family buildings with 11 + units, 1,834 total units, none are homestead.
- 372 public housing units, 53 single family, 1 duplex, 2 – 28 unit buildings and 1- 151 unit building and 1- 110 unit building.

Single-Family Housing:

The single-family home is the primary housing resource for residents of the Longfellow Community. Unfortunately as housing values increase throughout the City of Minneapolis, the single-family home becomes out of reach for many current Longfellow residents. There are 416 single-family homes for rent within the Longfellow community for those unable to become homeowners. 1923 is the average year of construction for single-family homes in Longfellow and \$132, 000 is the average total estimated value according to the City Assessor's data.⁹

Table 12. Single-Family Housing

Neighborhood	Number	Number Homestead	Percent Homestead*	Median Year Built	Median EMV**
Cooper	1,274	1,215	95%	1922	\$144,000
Hiawatha	1,754	1,680	96%	1927	\$137,000
Howe	2,469	2,353	95%	1924	\$132,000
Longfellow	1,222	1,131	93%	1916	\$110,000
Seward	1,036	960	93%	1922	\$134,000
Overall	7,755	7,339	95%	1923	\$132,000

⁹ Data from MNIS, 2002.

Of all Longfellow neighborhoods, Seward and Longfellow neighborhoods have the lowest percentage of Owner-occupied Single-family housing. The Longfellow neighborhood also has the oldest average single-family housing stock. Howe has the largest number of single-family homes. Cooper has the highest average estimated market value. Overall 95 percent of Longfellow single-family homes are homestead properties. Longfellow has 416 single-family homes that are rental properties or non-homestead.

Table 13. Single-family Housing Affordability

Income Level	Household Income	Maximum Affordable to Own	Estimated Market Value	Number of Homes	Percent of total	Number of Households in Income Category	Percent of Households in Income Category
30% MMI	\$23,010	\$ 70,521	\$0-70,521	260	3%	3,079	23%
50% MMI	\$38,350	\$ 117,535	\$70,522-117,535	3,170	41%	3,763	28%
80% MMI	\$61,360	\$ 188,056	\$117,536-188,056	3,624	47%	2,869	22%
100% MMI	\$76,700	\$ 235,070	\$188,057-234,070	361	5%	1,411	22%
>101% MMI	>\$76,700	> \$235,071	\$234,071+	340	4%	2,181	16%
TOTAL				7,755	100%	13,303	100%

Data Source: MNIS parcel data, 2002.
 *Derived from a Housing Minnesota Dec. 9, 2002 report. Affordability as determined by the Metropolitan Council. MMI= the Metropolitan Median Income. MMI 2002= \$76,000. Income data only available from the 2000 Census and grouped in categories and could not be adjusted for inflation. Please note, \$1.00 in 2000 = \$1.05 in 2002.

23 percent of Longfellow's households earning less than 30 percent of the MMI can afford only 3 percent of Longfellow's single-family homes. Most of these homes are found along Minnehaha Avenue and Lake Street. Only 4 percent of Longfellow's single-family homes are valued at \$234,071 or more, most of which are found along the River. 9 percent of Longfellow's single-family homes are unaffordable to households earning 80 percent of the MMI. 56 percent of Longfellow's single-family homes are unaffordable to households earning 50 percent of the MMI or approximately \$38,350.

Duplex Housing

The Longfellow Community offers 832 duplex properties with 1,664 units. Of these properties 593 are homestead properties, leaving 239 properties with 478 units for rent.

Table 14. Duplexes

Neighborhood	Number	Number Homestead	Percent Homestead
Cooper	138	102	74%
Hiawatha	118	78	66%
Howe	104	78	75%
Longfellow	181	119	66%
Seward	291	216	74%
Total	832	593	71%

Data Source: MNIS Parcel Data, 2002.

Seward neighborhood has the largest number of Duplex housing units. Longfellow and Hiawatha have the lowest percentage of Homestead Duplex units in the Community. Overall 71 percent of Longfellow's duplex units are homestead.

Multi-Family Housing

Table 15. Multi-Family Buildings with 3 to 10 Units

Neighborhood	Number Of Buildings	Number of Buildings Homestead	Total Housing Units
Cooper	5	1	25
Hiawatha	12	2	56
Howe	13	2	55
Longfellow	45	9	211
Seward	37	12	158
TOTAL	112	26	505

Data Source: MNIS Parcel Data, 2002.

Longfellow has the largest number of buildings with 3 to 10 units. Cooper has the lowest number of buildings with 3 to 10 units. 23 percent of the buildings in this category are homestead properties.

Table 16. Multi-Family Buildings with 11 or more Units

Neighborhood	Number	Total Units	Median Number of Units	Median EMV*	Median Year Built
Cooper	2	58	29	\$1.5 Million	1966
Hiawatha	8	166	21	\$800,000	1961
Howe	13	247	19	\$700,000	1961
Longfellow	21	368	18	\$600,000	1963
Seward	12	995	83	\$3 Million	1966
Total	56	1,834	33	\$1.1 Million	1963

Data Source: MNIS Parcel Data, 2002.
 *Estimated Market Value as determined by the City Assessor.

The Longfellow neighborhood has the largest number of buildings in this category. Seward has the most units in buildings in this category. Seward has the highest median estimated market values, due to the Seward Towers. Cooper has only 2 buildings within this category.

A survey was sent out via mail to all property managers of the Multi-family apartment buildings with 11 or more units in order to determine whether rents in the Longfellow Community are affordable to its residents. Only 22 percent responded by the time of this report. Of these only 1 building offered 3 Bedroom Units.

Table 17. Multi-family Housing Survey Results

	Number	Number Vacant	Average Rent	Average Size(sq. ft.)	Average Rent/sq. ft.
Studio	122	0	\$534	420	\$0.78
1 Bedroom	843	9	\$630	615	\$0.98
2 Bedroom	393	22	\$870	810	\$0.93
3 Bedroom*	7	0	\$1,270	1200	\$0.94

Data Source: Multi-family Survey, December 2002. *Only one building.

According to the survey results, the average time the units are vacant is less than one month. The average length of residency is 1 to 3 years, though 40 percent of the respondents claimed that residents stay for longer than 3 years.

Table 18. Multi-Family Affordability

Income Level	Household Income	Maximum Affordable to Rent
30% MMI	\$23,010	\$575
50% MMI	\$38,350	\$959
80% MMI	\$61,360	\$1,534
100% MMI	\$76,700	\$1,918

Data Source: Multi-Family Survey, December 2002.

Table 19: Average Rent

Size of Unit	Average Rent
Studio	\$534
1 Bedroom	\$630
2 Bedroom	\$870
3 Bedroom	\$1,270

According to Tables 18 and 19, residents earning only 30 percent of the Metropolitan Median Income can afford the average studio apartment in the Longfellow Community. Residents earning 50 percent of the MMI can afford up to the average 2 Bedroom Unit. 3 Bedroom units within the community are affordable to residents earning 80 percent of the MMI and higher.

In the survey respondents were asked what they liked most about the community. Answers varied from proximity to the river and access to transit to the strong sense of community. The property managers were also asked what they would like to change about the community. Many respondents did not answer this question, though some thought the community needed to increase pedestrian safety and access. Some answered that there needs to be an effort to enhance the overall appearance of Lake Street and the provision of more police protection. Respondents claimed that renovating and updating their buildings is the top priority for the properties they manage.

PUBLIC HOUSING

Table 20. Public Housing

Neighborhood	Single-Family	Multi-Family	Total Units	Percent
Cooper	10	0	10	3%
Hiawatha	6	0	6	2%
Howe	14	2-(28 units)	70	19%
Longfellow	10	1- (2 units)	12	3%
Seward	13	2 -(151, 110 units)	274	74%
Total	53	319	372	100%

Data Source: MNIS Parcel Data, 2002.

Seward has 74 percent of the Longfellow Community's total public housing as well as the largest public housing buildings. Hiawatha has the least amount of Longfellow's total public housing with 6 single-family units. Howe offers the most single-family public housing units in all neighborhoods.

Senior Housing Resources

There are four housing developments exclusively for seniors within the Longfellow Community: Becketwood, Danebo, Riverside Seniors and Trinity Apartments. These offer a total of 508 units for seniors. Becketwood Cooperative is the only development that offers ownership opportunities for exclusively seniors.

Many community residents and leaders claim that there is an unfulfilled need for more senior housing options within the Longfellow Community. People benefit from remaining in their home communities as they age. Also, as seniors age, many choose to downsize from a single-family home to a condominium or a townhouse. Unfortunately, many housing options for seniors within the City offer either high-priced independent living options or affordable nursing home options, with little in between. As seniors choose to leave their homes for other options this frees up another single-family home to be utilized by a new household possibly in need of more space.

According to a Wilder Research Report on senior housing, seniors in the Twin Cities desire to remain in their homes or neighborhoods instead of moving to traditional nursing homes.¹⁰ Also this report claims that there will be a 115 percent increase in the population 65 years and over in the Twin Cities in the next 25 years.¹¹ One main recommendation is to provide a diversity of senior housing options in areas originally designed for younger adults with children. This raises the need for increased public and private investment in creating more housing options for seniors on the continuum of care between independent living to the nursing home option.

¹⁰ Building Toward the Senior Boom, Wilder Research at www.wilder.org/research/reports/pdf/seniorboom8-99.pdf

¹¹ Wilder, pg. 51.

CONCLUSION

Greater Longfellow is a stable residential community with an increasing diversity of residents. The community offers many amenities to its residents, including access to the Mississippi River, the future Light Rail Transit line, the future Midtown Greenway pedestrian and bicycle corridor and convenient pedestrian access along Minnehaha and Franklin Avenues. Also, current and future redevelopment projects along Franklin Avenue and Lake Street are increasing the Community's attractiveness.

There are ample opportunities to provide Longfellow Community residents with a diversity of housing options throughout their lifetimes. In order to accomplish this, public and private funding should direct efforts to providing a greater variety of housing options throughout the area. An action plan that combines a variety of efforts will help to ensure that all community residents are provided with adequate housing. One strategy would be to sustain the quality of the existing single-family housing stock while also simultaneously developing more multi-family options. This approach builds the strengths of the current housing stock while providing for unmet demand or future demand through other options.

One of the main needs identified by many community residents is the need to develop more housing options for Longfellow's senior population. This can be accomplished through constructing attractive Apartments or Condominiums that providing a continuum of services from long-term independent living options to full nursing care. Some of these options would be best situated along transit lines and around commercial nodes in order to decrease reliance on automobiles. Also the future Midtown Greenway corridor will offer an appealing amenity to abutting sites.

There are many multi-family housing options already offered within the Longfellow Community. Yet, as indicated by survey respondents there is a need to update and renovate many of the apartments located within the community, particularly along Minnehaha Avenue. Also there are opportunities to increase the supply of multi-family,

mixed-income developments on a smaller scale that blend well within single-family residential areas.

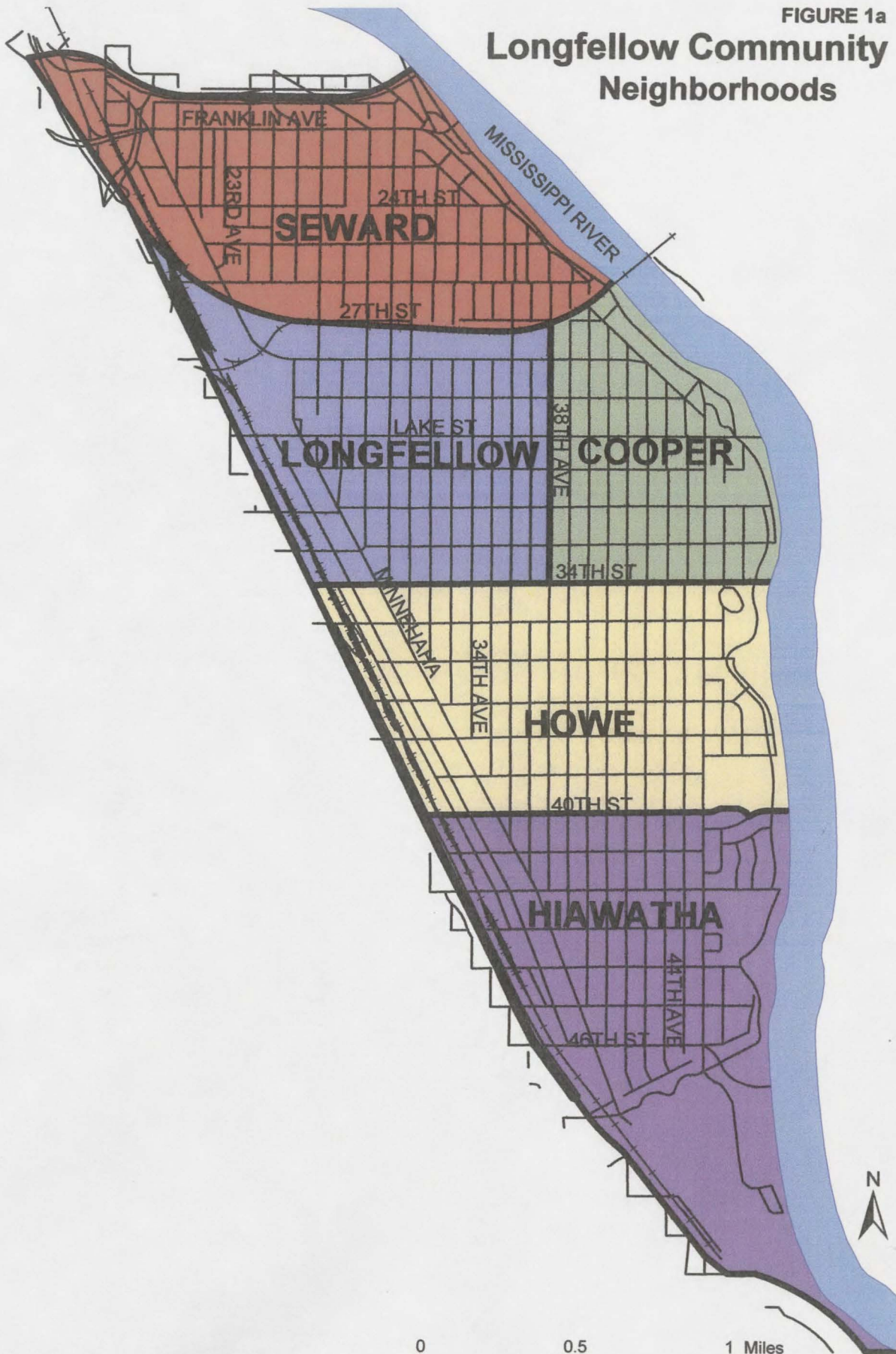
The Greater Longfellow Community offers many amenities through its five established residential neighborhoods. Any housing development plan should build on the area's strength found in its current single-family housing stock, while encouraging a well-designed supply of options that provide Longfellow Community residents with adequate and attractive housing at all stages throughout their lifetimes.

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FIGURE 1a

Longfellow Community Neighborhoods



By: Merrie Sjogren Data Source: MNIS

Population Shifts by Age Between 1990 and 2000

TABLE 1b

	1990 Population	2000 Population	Change 1990-2000	% Change 1990-2000
Cooper	3,708	3,448	-260	-7.0%
Hiawatha	5,759	5,304	-455	-7.9%
Howe	7,108	6,878	-230	-3.2%
Longfellow	5,023	4,972	-51	-1.0%
Seward	7,020	7,174	154	2.2%
Longfellow Community	28,618	27,776	-842	-2.9%
Minneapolis	368,383	382,618	14,235	3.9%

*Largest increase in all neighborhoods in 45-54 years.

	(65 Years +) Population 1990	(65 Years +) Population 2000	(65 Years+) Change 1990-2000	% Change in (65 Years+) 1990-2000
Cooper	536	371	-165	-30.8%
Hiawatha	1,293	1,072	-221	-17.1%
Howe	991	690	-301	-30.4%
Longfellow	713	537	-176	-24.7%
Seward	1,039	692	-347	-33.4%
Longfellow Community	4,572	3,362	-1,210	-26.5%
Minneapolis	47,718	34,877	-12,841	-26.9%

	(45 to 64 Years) Population 1990	(45 to 64 Years) Population 2000	(45 to 64 Years) Change 1990-2000	% Change in (45-64 Years) 1990-2000*
Cooper	613	963	350	57.1%
Hiawatha	976	1,184	208	21.3%
Howe	1,177	1,656	479	40.7%
Longfellow	751	1,116	365	48.6%
Seward	865	1,409	544	62.9%
Longfellow Community	4,382	6,328	1,946	44.4%
Minneapolis	51,062	68,601	17,539	34.3%

	Median Age in 1990	Median Age in 2000	% Change in Median Age 1990-2000
Cooper	34.8	39.6	13.8%
Hiawatha	39.4	40.8	3.6%
Howe	33.5	37	10.4%
Longfellow	35.6	35.8	0.6%
Seward	30.8	32.5	5.5%
Longfellow Community	34.8	37.1	6.7%
Minneapolis	31.5	31.2	-1.0%

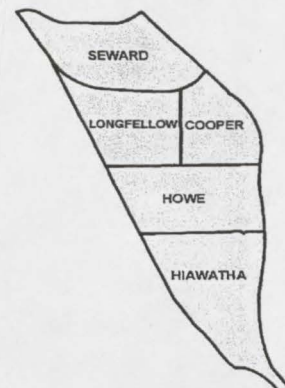


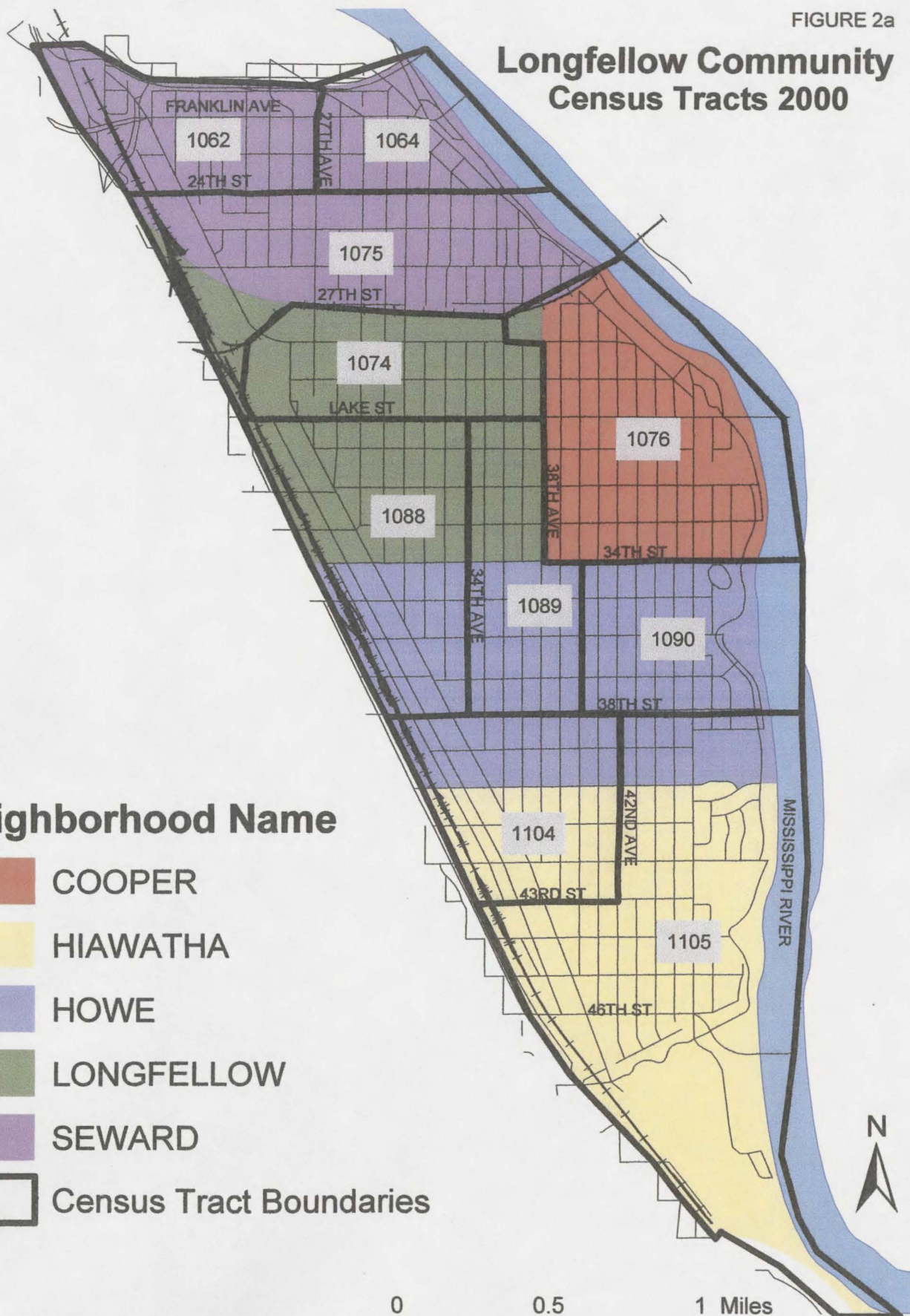
FIGURE 2a

Longfellow Community Census Tracts 2000

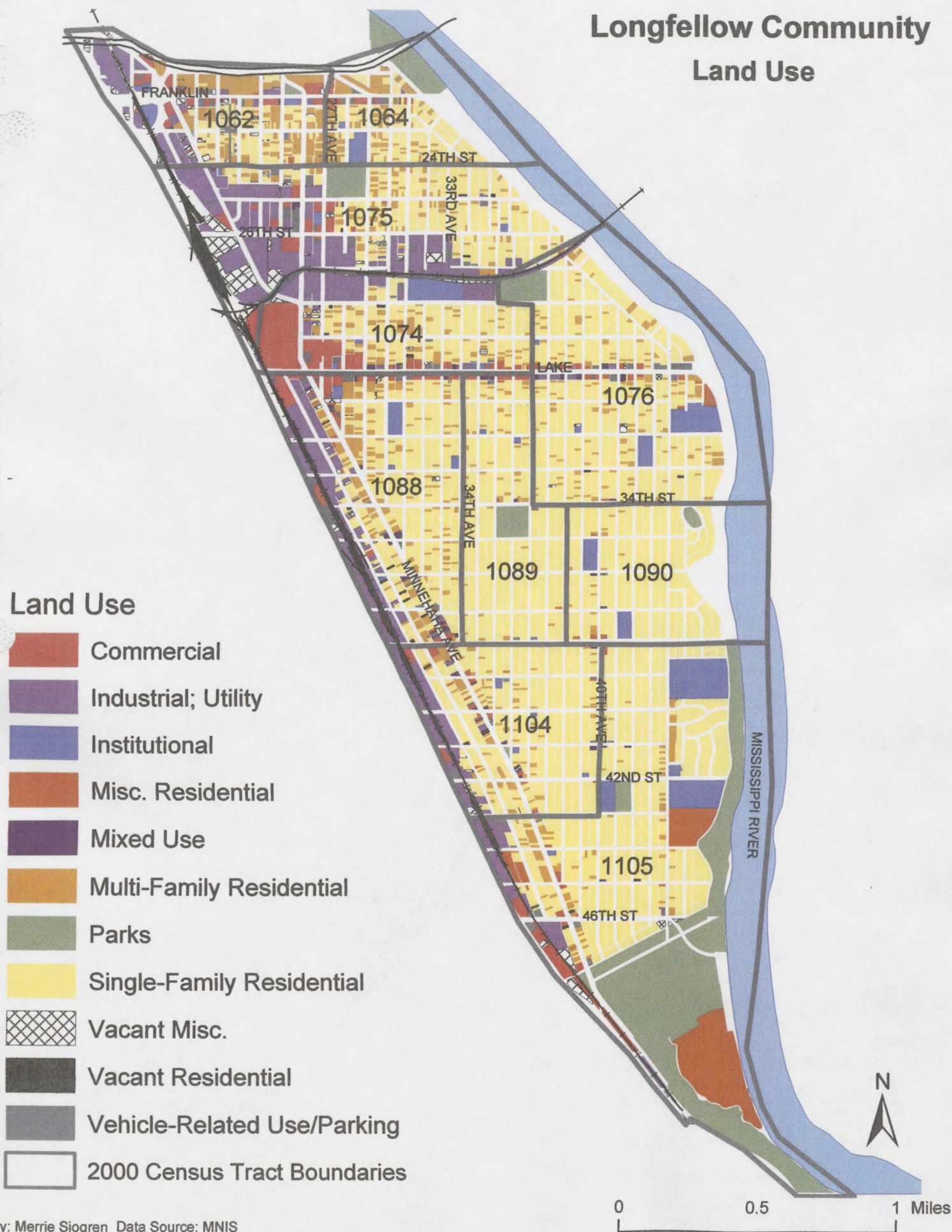
Neighborhood Name

- COOPER
- HIAWATHA
- HOWE
- LONGFELLOW
- SEWARD

Census Tract Boundaries



Longfellow Community Land Use

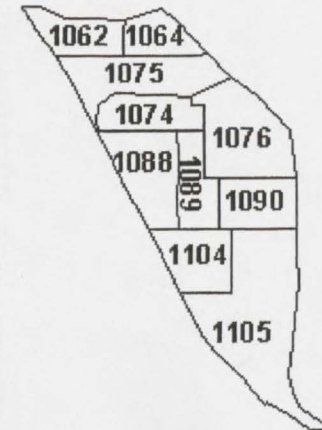


Land Use by Census Tract
Longfellow Community

TABLE 2c

	Census Tract 1062		Census Tract 1064		Census Tract 1075		Census Tract 1074		Census Tract 1076	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Commercial	27	6.0%	12	3.2%	20	2.3%	30	4.9%	31	2.1%
Industrial; Utility	25	5.5%	4	1.1%	87	9.8%	22	3.6%	7	0.5%
Institutional	5	1.1%	2	0.5%	3	0.3%	6	1.0%	5	0.3%
Misc. Residential	1	0.2%	1	0.3%	0	0.0%	0	0.0%	3	0.2%
Mixed Use	2	0.4%	1	0.3%	4	0.5%	5	0.8%	6	0.4%
Multi-Family Residential	150	33.1%	98	26.2%	140	15.8%	103	17.0%	147	9.9%
Parking	13	2.9%	2	0.5%	17	1.9%	11	1.8%	6	0.4%
Single-Family Residential	202	44.6%	253	67.6%	585	65.9%	410	67.5%	1275	85.7%
Sport/ Recreation	3	0.7%	0	0.0%	1	0.1%	0	0.0%	1	0.1%
Vacant	25	5.5%	1	0.3%	31	3.5%	20	3.3%	7	0.5%
Total Parcels	453		374		888		607		1488	

Census Tract Map



	Census Tract 1088		Census Tract 1089		Census Tract 1090		Census Tract 1104		Census Tract 1105	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Commercial	45	3.9%	14	1.4%	4	0.5%	19	1.6%	15	0.9%
Industrial; Utility	49	4.3%	0	0.0%	0	0.0%	18	1.6%	7	0.4%
Institutional	5	0.4%	3	0.3%	2	0.2%	4	0.3%	5	0.3%
Misc. Residential	5	0.4%	1	0.1%	1	0.1%	3	0.3%	5	0.3%
Mixed Use	14	1.2%	3	0.3%	2	0.2%	12	1.0%	4	0.2%
Multi-Family Residential	175	15.2%	51	4.9%	17	2.1%	79	6.9%	103	6.2%
Parking	23	2.0%	6	0.6%	1	0.1%	3	0.3%	2	0.1%
Single-Family Residential	800	69.6%	952	91.9%	789	96.2%	1000	86.7%	1487	90.0%
Sport/ Recreation	3	0.3%	1	0.1%	1	0.1%	1	0.1%	12	0.7%
Vacant	31	2.7%	5	0.5%	3	0.4%	14	1.2%	12	0.7%
Total Parcels	1150		1036		820		1153		1652	

Residential Land Use by Census Tract
Longfellow Community

TABLE 2d

	Census Tract 1062		Census Tract 1064		Census Tract 1075		Census Tract 1074		Census Tract 1076	
	Number	% of Res. Parcels	Number	% of Res. Parcels	Number	% of Res. Parcels	Number	% of Res. Parcels	Number	% of Res. Parcels
Single-Family Residential	202	56.9%	253	71.7%	585	80.2%	410	79.2%	1275	89.1%
Multi-Family Residential	150	42.3%	98	27.8%	140	19.2%	103	19.9%	147	10.3%
Misc. Residential	1	0.3%	1	0.3%	0	0.0%	0	0.0%	3	0.2%
Mixed Use	2	0.6%	1	0.3%	4	0.5%	5	1.0%	6	0.4%
Total Residential Parcels	355	78.4%	353	94.4%	729	82.1%	518	85.3%	1431	96.2%
Total Parcels	453		374		888		607		1488	

Census Tract Number	Census Tract 1088		Census Tract 1089		Census Tract 1090		Census Tract 1104		Census Tract 1105	
	Number	% of Res. Parcels	Number	% of Res. Parcels	Number	% of Res. Parcels	Number	% of Res. Parcels	Number	% of Res. Parcels
Single-Family Residential	800	79.7%	952	94.5%	789	97.5%	1000	91.4%	1487	93.0%
Multi-Family Residential	175	17.4%	51	5.1%	17	2.1%	79	7.2%	103	6.4%
Misc. Residential	15	1.5%	3	0.3%	1	0.1%	3	0.3%	5	0.3%
Mixed Use	14	1.4%	1	0.1%	2	0.2%	12	1.1%	4	0.3%
Total Residential Parcels	1004	87.3%	1007	97.2%	809	98.7%	1094	94.9%	1599	96.8%
Total Parcels	1150		1036		820		1153		1652	

Census Tract Map

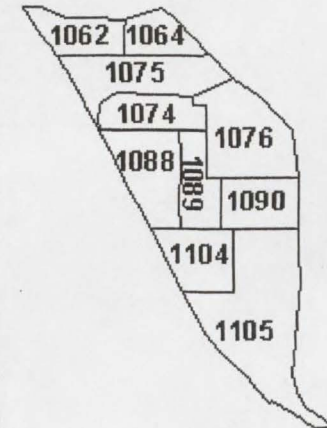


FIGURE 2e

Longfellow Community

Land Use by Homestead Status

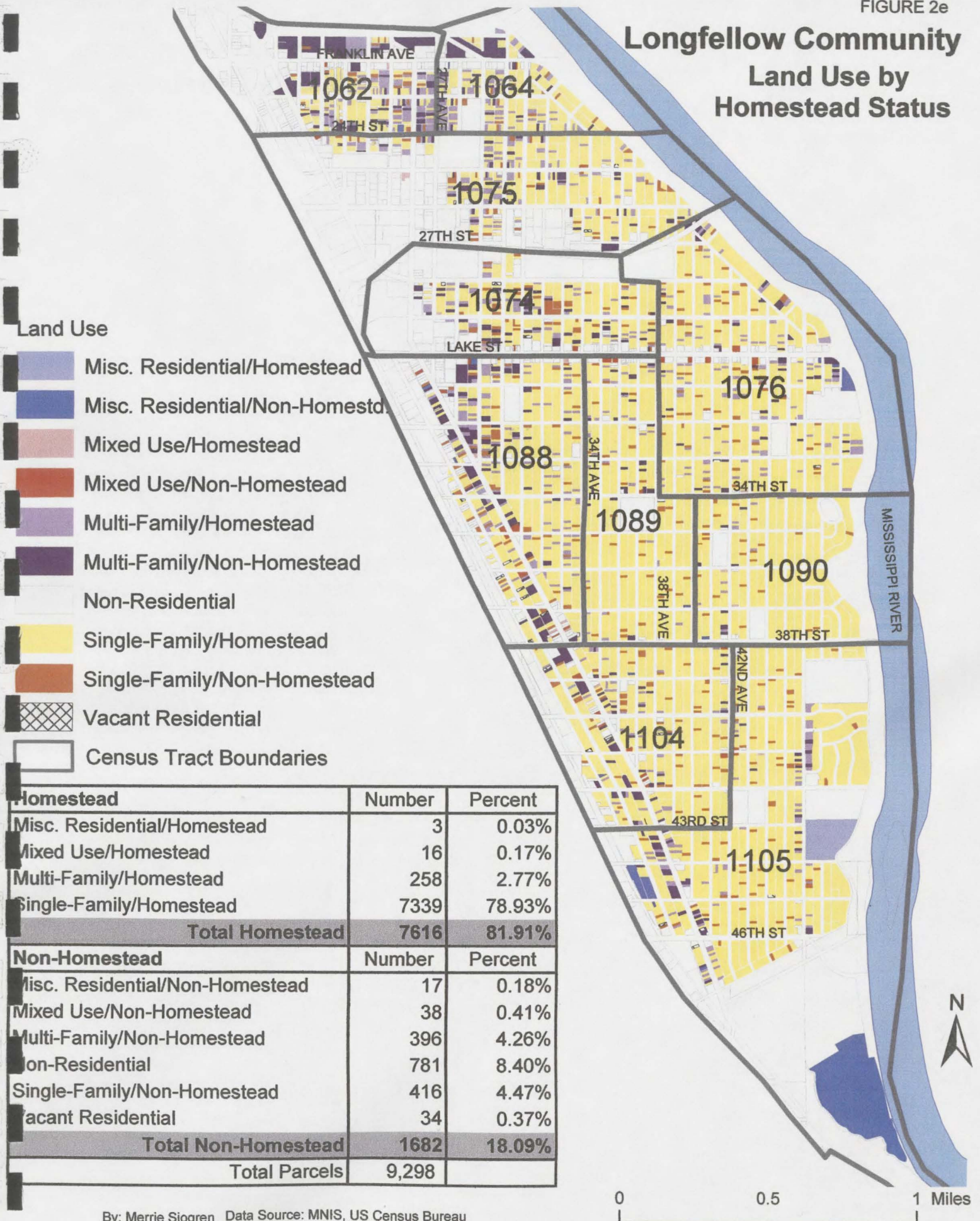
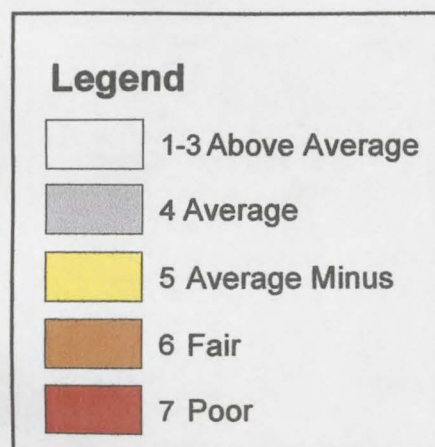


FIGURE 2f

Longfellow Community Building Condition by Census Tract



*Determined by City Assessor

0 0.5 1 Miles



Building Condition by Census Tract

Rating	Census Tract 1062		Census Tract 1064		Census Tract 1074		Census Tract 1075		Census Tract 1076	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Average	137	30.2%	186	49.7%	370	61.0%	400	45.0%	1187	79.8%
Average Minus	72	15.9%	96	25.7%	130	21.4%	206	23.2%	95	6.4%
Fair	8	1.8%	8	2.1%	19	3.1%	43	4.8%	14	0.9%
Poor	3	0.7%	0	0.0%	3	0.5%	3	0.3%	1	0.1%

Rating	Census Tract 1088		Census Tract 1089		Census Tract 1090		Census Tract 1104		Census Tract 1105	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Average	692	60.2%	802	77.4%	567	69.1%	727	63.1%	1227	74.3%
Average Minus	286	24.9%	123	11.9%	107	13.0%	272	23.6%	256	15.5%
Fair	32	2.8%	19	1.8%	38	4.6%	90	7.8%	57	3.5%
Poor	1	0.1%	2	0.2%	3	0.4%	12	1.0%	10	0.6%

By: Merrie Sjogren Data Source: MNIS

FIGURE 2g

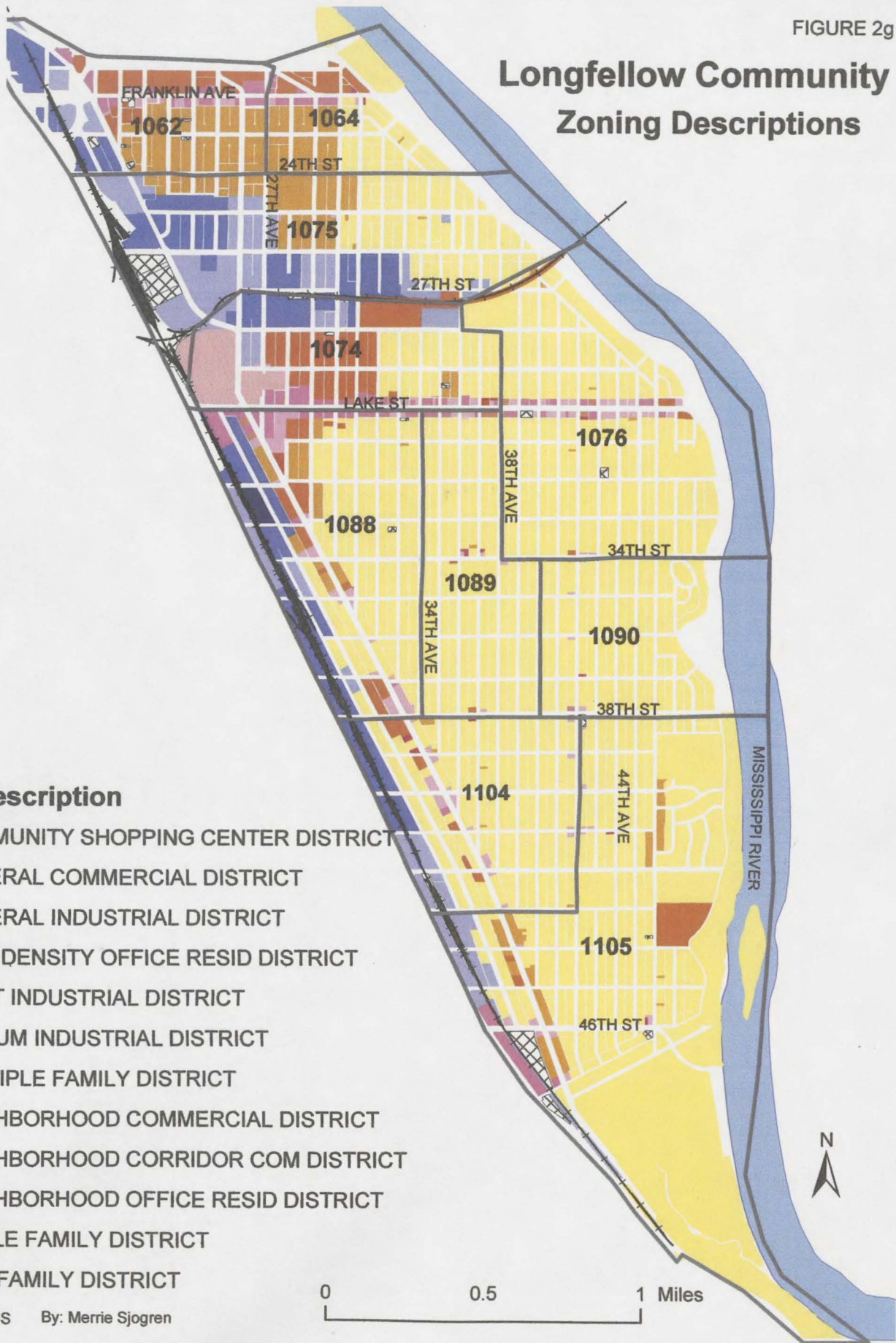
Longfellow Community Zoning Descriptions

Zoning Description

- COMMUNITY SHOPPING CENTER DISTRICT
- GENERAL COMMERCIAL DISTRICT
- GENERAL INDUSTRIAL DISTRICT
- HIGH DENSITY OFFICE RESID DISTRICT
- LIGHT INDUSTRIAL DISTRICT
- MEDIUM INDUSTRIAL DISTRICT
- MULTIPLE FAMILY DISTRICT
- NEIGHBORHOOD COMMERCIAL DISTRICT
- NEIGHBORHOOD CORRIDOR COM DISTRICT
- NEIGHBORHOOD OFFICE RESID DISTRICT
- SINGLE FAMILY DISTRICT
- TWO FAMILY DISTRICT

Data Source: MNIS By: Merrie Sjogren

0 0.5 1 Miles

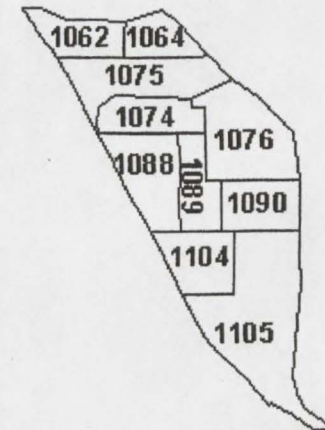


**Zoning Descriptions by Census Tract
Longfellow Community**

TABLE 2h

	Census Tract 1062		Census Tract 1064		Census Tract 1075		Census Tract 1074		Census Tract 1076	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Zoning Description	7	1.5%	0	0%	4	0.5%	5	0.8%	1	0.1%
Community Shopping Center District	0	0%	0	0%	0	0%	8	1.3%	0	0%
General Commercial District	0	0%	0	0%	0	0%	5	0.8%	4	0.3%
Neighborhood Commercial District	16	3.5%	2	0.5%	3	0.3%	20	3.3%	45	3.0%
Neighborhood Corridor Commercial District	21	4.6%	12	3.2%	0	0%	25	4.1%	15	1.0%
Neighborhood Office Residential District	0	0%	2	0.5%	0	0%	2	0.3%	1	0.1%
High Density Office Residential District	0	0%	0	0%	0	0%	1	0.2%	0	0%
Total Commercial	37	8%	16	4%	3	0.3%	61	10.0%	65	4.4%
General Industrial District	0	0%	0	0%	0	0%	0	0.0%	0	0%
Light Industrial District	16	3.5%	0	0%	113	12.7%	46	7.6%	0	0%
Medium Industrial District	28	6.2%	0	0%	64	7.2%	14	2.3%	0	0%
Total Industrial	44	9.7%	0	0%	177	19.9%	60	9.9%	0	0%
Multiple Family District	47	10.4%	31	8.3%	3	0.3%	209	34.4%	3	0.2%
Two Family District	318	70.2%	134	35.8%	208	23.4%	20	3.3%	4	0.3%
Single Family District	0	0%	193	51.6%	493	55.5%	252	41.5%	1415	95.1%
Total Residential	365	80.6%	358	95.7%	704	79.3%	481	79.2%	1422	95.6%
Total Parcels	453		374		888		607		1488	

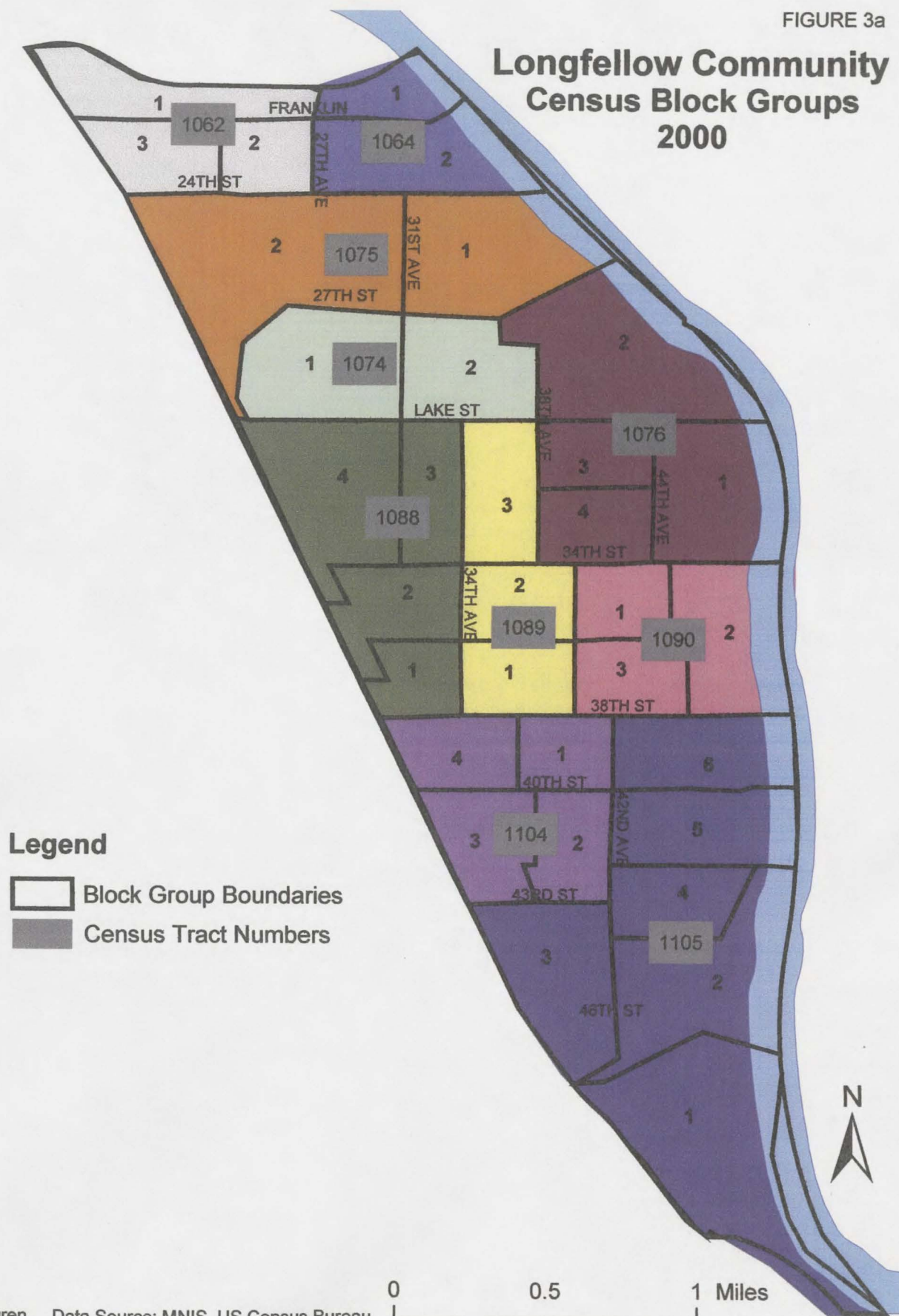
Census Tract Map



	Census Tract 1088		Census Tract 1089		Census Tract 1090		Census Tract 1104		Census Tract 1105		Longfellow	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Zoning Description	3	0.3%	0	0%	0	0%	0	0.0%	7	0.4%	27	0.3%
Community Shopping Center District	0	0%	0	0%	0	0%	0	0%	0	0%	8	0.1%
General Commercial District	5	0.4%	1	0.1%	0	0%	0	0%	0	0%	15	0.2%
Neighborhood Commercial District	56	4.9%	13	1.3%	5	0.6%	39	3.4%	13	0.8%	214	2.2%
Neighborhood Corridor Commercial District	44	3.8%	6	0.6%	1	0.1%	2	0.2%	2	0.1%	129	1.3%
Neighborhood Office Residential District	0	0%	3	0.3%	1	0.1%	3	0.3%	2	0.1%	14	0.1%
High Density Office Residential District	2	0.2%	0	0%	0	0%	0	0%	0	0%	3	0.0%
Total Commercial	107	9.3%	23	2.2%	7	0.9%	44	3.8%	17	1.0%	383	4.0%
General Industrial District	1	0.1%	0	0%	0	0%	0	0%	0	0%	1	0.01%
Light Industrial District	24	2.1%	0	0%	0	0%	31	2.7%	7	0.4%	240	2.5%
Medium Industrial District	57	5.0%	0	0%	0	0%	10	0.9%	0	0.0%	174	1.8%
Total Industrial	82	7.1%	0	0%	0	0%	41	3.6%	7	0.4%	415	4.3%
Multiple Family District	61	5.3%	2	0.2%	0	0%	7	0.6%	3	0.2%	367	3.8%
Two Family District	89	7.7%	1	0.1%	0	0%	10	0.9%	111	6.7%	892	9.3%
Single Family District	808	70.3%	1010	97.5%	813	99.1%	1051	91.2%	1507	91.2%	7540	78.3%
Total Residential	958	83.3%	1013	97.8%	813	99.1%	1068	92.6%	1621	98.1%	8799	91.4%
Total	1150		1036		820		1153		1652		9624	

FIGURE 3a

Longfellow Community Census Block Groups 2000



Population Distribution by Age

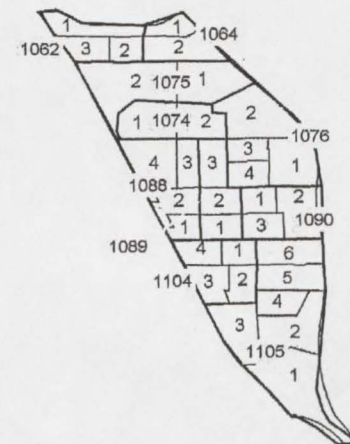
Table 3b

	Census Tract 1062			Census Tract 1064		Census Tract 1074		Census Tract 1075	
	Block Group 1	Block Group 2	Block Group 3	Block Group 1	Block Group 2	Block Group 1	Block Group 2	Block Group 1	Block Group 2
Under 5 Years	87 4.8%	47 5.8%	42 5.8%	62 7.3%	59 6.2%	53 6.9%	58 6.2%	63 5.5%	55 6.3%
5 to 17 Years	95 5.2%	103 12.8%	52 7.2%	76 8.9%	133 14.1%	154 19.9%	133 14.1%	166 14.5%	162 18.6%
18 to 24 Years	598 32.7%	119 14.7%	90 12.5%	68 8.0%	104 11.0%	83 10.7%	84 8.9%	81 7.1%	102 11.7%
25 to 44 Years	748 40.9%	307 38.0%	319 44.2%	274 32.1%	328 34.7%	264 34.2%	362 38.5%	418 36.4%	315 36.1%
45 to 64 Years	182 10.0%	173 21.4%	168 23.3%	164 19.2%	230 24.3%	160 20.7%	213 22.7%	304 26.5%	188 21.6%
65 to 74 Years	54 3.0%	31 3.8%	39 5.4%	96 11.2%	54 5.7%	30 3.9%	45 4.8%	54 4.7%	27 3.1%
75 to 84 Years	48 2.6%	21 2.6%	8 1.1%	78 9.1%	26 2.8%	24 3.1%	32 3.4%	42 3.7%	19 2.2%
85+ Years	15 0.8%	6 0.7%	4 0.6%	36 4.2%	11 1.2%	5 0.6%	13 1.4%	19 1.7%	4 0.5%
Total Population	1827	807	722	854	945	773	940	1147	872

	Census Tract 1076				Census Tract 1088			
	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Block Group 1	Block Group 2	Block Group 3	Block Group 4
Under 5 Years	55 6.1%	53 4.6%	48 7.9%	39 5.0%	41 6.3%	61 6.7%	51 6.5%	92 6.3%
5 to 17 Years	110 12.1%	179 15.5%	75 12.4%	106 13.6%	109 16.7%	157 17.4%	130 16.5%	186 12.7%
18 to 24 Years	42 4.6%	55 4.8%	34 5.6%	61 7.8%	80 12.3%	110 12.2%	65 8.3%	144 9.8%
25 to 44 Years	342 37.7%	385 33.4%	246 40.6%	284 36.3%	224 34.3%	299 33.1%	277 35.2%	536 36.5%
45 to 64 Years	252 27.8%	363 31.5%	149 24.6%	199 25.4%	137 21.0%	207 22.9%	189 24.0%	285 19.4%
65 to 74 Years	51 5.6%	48 4.2%	30 5.0%	44 5.6%	33 5.1%	35 3.9%	32 4.1%	77 5.2%
75 to 84 Years	45 5.0%	54 4.7%	21 3.5%	36 4.6%	22 3.4%	27 3.0%	34 4.3%	79 5.4%
85+ Years	10 1.1%	16 1.4%	3 0.5%	13 1.7%	7 1.1%	8 0.9%	9 1.1%	70 4.8%
Total Population	907	1153	606	782	653	904	787	1469

	Census Tract 1089			Census Tract 1090		
	Block Group 1	Block Group 2	Block Group 3	Block Group 1	Block Group 2	Block Group 3
Under 5 Years	31 4.2%	46 6.7%	53 5.3%	45 8.0%	44 7.2%	34 5.2%
5 to 17 Years	134 18.1%	125 18.2%	141 14.1%	53 9.4%	96 15.7%	78 11.9%
18 to 24 Years	45 6.1%	50 7.3%	72 7.2%	36 6.4%	15 2.4%	35 5.4%
25 to 44 Years	281 37.9%	254 37.1%	381 38.0%	228 40.4%	162 26.4%	274 41.9%
45 to 64 Years	188 25.3%	146 21.3%	269 26.8%	134 23.8%	209 34.1%	171 26.1%
65 to 74 Years	25 3.4%	28 4.1%	41 4.1%	43 7.6%	50 8.2%	36 5.5%
75 to 84 Years	27 3.6%	22 3.2%	35 3.5%	19 3.4%	30 4.9%	19 2.9%
85+ Years	11 1.5%	14 2.0%	11 1.1%	6 1.1%	7 1.1%	7 1.1%
Total Population	742	685	1003	564	613	654

	Census Tract 1104				Census Tract 1105					
	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Block Group 5	Block Group 6
Under 5 Years	45 6.4%	47 5.9%	52 7.2%	49 6.9%	0 0.0%	54 5.9%	59 5.7%	21 3.3%	45 5.2%	25 3.9%
5 to 17 Years	101 14.4%	126 15.9%	100 13.9%	125 17.5%	0 0.0%	115 12.7%	147 14.1%	54 8.6%	118 13.7%	88 13.6%
18 to 24 Years	56 8.0%	39 4.9%	63 8.8%	66 9.2%	0 0.0%	52 5.7%	73 7.0%	19 3.0%	48 5.6%	38 5.9%
25 to 44 Years	270 38.5%	340 42.8%	270 37.6%	273 38.2%	3 0.9%	370 40.7%	423 40.6%	150 23.9%	260 30.2%	249 38.5%
45 to 64 Years	162 23.1%	168 21.2%	165 22.9%	143 20.0%	50 14.2%	222 24.4%	238 22.8%	77 12.3%	264 30.7%	159 24.6%
65 to 74 Years	40 5.7%	39 4.9%	30 4.2%	30 4.2%	92 26.1%	41 4.5%	48 4.6%	60 9.6%	64 7.4%	41 6.3%
75 to 84 Years	25 3.6%	25 3.1%	24 3.3%	21 2.9%	156 44.3%	40 4.4%	38 3.6%	163 26.0%	45 5.2%	33 5.1%
85+ Years	3 0.4%	10 1.3%	15 2.1%	7 1.0%	51 14.5%	14 1.5%	16 1.5%	84 13.4%	17 2.0%	14 2.2%
Total Population	702	794	719	714	352	908	1042	628	861	647

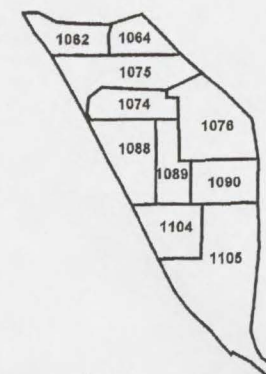


Population Distribution by Race/Ethnicity

Table 3c

		Census Tract 1062						Census Tract 1064				Census Tract 1074			
		Block Group 1		Block Group 2		Block Group 3		Block Group 1		Block Group 2		Block Group 1		Block Group 2	
One Race	Two or more races	1679	91.9%	761	94.3%	680	94.2%	746	87.4%	912	96.5%	715	92.5%	896	95.3%
	White alone	148	8.1%	46	5.7%	42	5.8%	108	12.6%	33	3.5%	58	7.5%	44	4.7%
	Black or African American alone	849	46.5%	585	72.5%	357	49.4%	396	46.4%	834	88.3%	422	54.6%	666	70.9%
	American Indian and Alaska Native alone	639	35.0%	81	10.0%	264	36.6%	299	35.0%	28	3.0%	116	15.0%	109	11.6%
	Asian alone	30	1.6%	25	3.1%	27	3.7%	18	2.1%	16	1.7%	60	7.8%	39	4.1%
	Native Hawaiian and Other Pacific Islander alone	121	6.6%	46	5.7%	21	2.9%	25	2.9%	24	2.5%	32	4.1%	26	2.8%
	Some other race alone	0	0.0%	0	0.0%	2	0.3%	0	0.0%	5	0.5%	0	0.0%	0	0.0%
	Total Population	40	2.2%	24	3.0%	9	1.2%	8	0.9%	5	0.5%	85	11.0%	56	6.0%
		1,827		807		722		854		945		773		940	
Ethnicity															
Hispanic or Latino		73	4.0%	21	2.6%	16	2.2%	19	2.2%	16	1.7%	125	16.2%	70	7.4%

		Census Tract 1075		Census Tract 1076			
		Block Group 1	Block Group 2	Block Group 1	Block Group 2	Block Group 3	Block Group 4
One Race		1117 97.4%	793 90.9%	889 98.0%	1120 97.1%	587 96.9%	768 98.2%
Two or more races		30 2.6%	79 9.1%	18 2.0%	33 2.9%	19 3.1%	14 1.8%
White alone		1,042 90.8%	610 70.0%	820 90.4%	1,017 88.2%	506 83.5%	698 89.3%
Black or African American alone		30 2.6%	100 11.5%	32 3.5%	38 3.3%	37 6.1%	22 2.8%
American Indian and Alaska Native alone		11 1.0%	26 3.0%	9 1.0%	15 1.3%	13 2.1%	21 2.7%
Asian alone		8 0.7%	53 6.1%	23 2.5%	34 2.9%	8 1.3%	10 1.3%
Native Hawaiian and Other Pacific Islander alone		0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 0.3%	0 0.0%
Some other race alone		26 2.3%	4 0.5%	5 0.6%	16 1.4%	21 3.5%	17 2.2%
Total Population		1,147	872	907	1,153	606	782
Ethnicity							
Hispanic or Latino		41 3.6%	27 3.1%	14 1.5%	47 4.1%	39 6.4%	27 3.5%



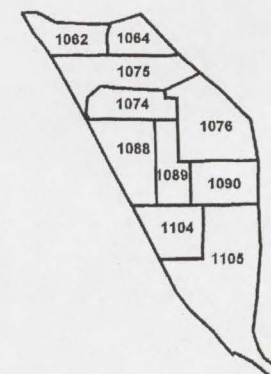
		Census Tract 1088				Census Tract 1089			
		Block Group 1	Block Group 2	Block Group 3	Block Group 4	Block Group 1	Block Group 2	Block Group 3	Block Group 4
One Race		619 94.8%	858 94.9%	743 94.4%	1396 95.0%	711 95.8%	664 96.9%	985 98.2%	
Two or more races		34 5.2%	46 5.1%	44 5.6%	73 5.0%	31 4.2%	21 3.1%	18 1.8%	
White alone		337 51.6%	558 61.7%	646 82.1%	958 65.2%	636 85.7%	561 81.9%	853 85.0%	
Black or African American alone		161 24.7%	137 15.2%	45 5.7%	229 15.6%	32 4.3%	52 7.6%	29 2.9%	
American Indian and Alaska Native alone		42 6.4%	45 5.0%	19 2.4%	44 3.0%	6 0.8%	11 1.6%	38 3.8%	
Asian alone		30 4.6%	18 2.0%	13 1.7%	56 3.8%	32 4.3%	23 3.4%	41 4.1%	
Native Hawaiian and Other Pacific Islander alone		0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	
Some other race alone		49 7.5%	100 11.1%	20 2.5%	109 7.4%	5 0.7%	17 2.5%	24 2.4%	
Total Population		653	904	787	1,469	742	685	1,003	
Ethnicity									
Hispanic or Latino		75 11.5%	149 16.5%	33 4.2%	220 15.0%	22 3.0%	36 5.3%	35 3.5%	

Population Distribution by Race/Ethnicity

Table 3c

		Census Tract 1090						Census Tract 1104							
		Block Group 1		Block Group 2		Block Group 3		Block Group 1		Block Group 2		Block Group 3		Block Group 4	
One Race	Two or more races	554	98.2%	603	98.4%	638	97.6%	673	95.9%	766	96.5%	697	96.9%	666	93.3%
	White alone	10	1.8%	10	1.6%	16	2.4%	29	4.1%	28	3.5%	22	3.1%	48	6.7%
	Black or African American alone	483	85.6%	572	93.3%	600	91.7%	576	82.1%	672	84.6%	562	78.2%	466	65.3%
	American Indian and Alaska Native alone	25	4.4%	13	2.1%	13	2.0%	50	7.1%	31	3.9%	74	10.3%	124	17.4%
	Asian alone	2	0.4%	9	1.5%	13	2.0%	25	3.6%	28	3.5%	31	4.3%	38	5.3%
	Native Hawaiian and Other Pacific Islander alone	7	1.2%	9	1.5%	10	1.5%	12	1.7%	24	3.0%	16	2.2%	23	3.2%
	Some other race alone	0	0.0%	0	0.0%	1	0.2%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
	Total Population	37	6.6%	0	0.0%	1	0.2%	10	1.4%	11	1.4%	13	1.8%	15	2.1%
		564		613		654		702		794		719		714	
Ethnicity	Hispanic or Latino	41	7.3%	13	2.1%	16	2.4%	23	3.3%	24	3.0%	49	6.8%	51	7.1%

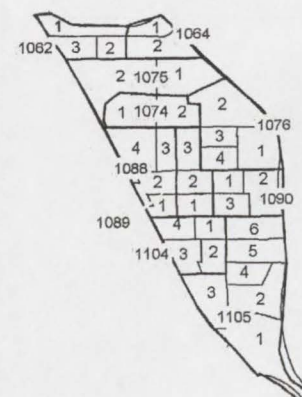
		Census Tract 1105											
		Block Group 1		Block Group 2		Block Group 3		Block Group 4		Block Group 5		Block Group 6	
	One Race	351	99.7%	890	98.0%	994	95.4%	627	99.8%	838	97.3%	623	96.3%
	Two or more races	1	0.3%	18	2.0%	48	4.6%	1	0.2%	23	2.7%	24	3.7%
White alone		341	96.9%	835	92.0%	808	77.5%	596	94.9%	793	92.1%	585	90.4%
Black or African American alone		8	2.3%	29	3.2%	95	9.1%	13	2.1%	23	2.7%	15	2.3%
American Indian and Alaska Native alone		2	0.6%	3	0.3%	28	2.7%	5	0.8%	8	0.9%	14	2.2%
Asian alone		0	0.0%	11	1.2%	29	2.8%	6	1.0%	11	1.3%	4	0.6%
Native Hawaiian and Other Pacific Islander alone		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%
Some other race alone		0	0.0%	12	1.3%	34	3.3%	7	1.1%	3	0.3%	4	0.6%
Total Population		352		908		1,042		628		861		647	
Hispanic or Latino		2	0.6%	22	2.4%	58	5.6%	9	1.4%	6	0.7%	10	1.5%



Household and Family Characteristics

Table 3d

	Census Tract 1076				Census Tract 1088				Census Tract 1089		
	BG 1	BG 2	BG 3	BG 4	BG 1	BG 2	BG 3	BG 4	BG 1	BG 2	BG 3
Total Population	907	1,153	606	782	653	904	787	1,469	742	685	1,003
In households	907	1,153	606	782	653	904	787	1,469	742	685	1,003
In Family Households	650	828	450	554	450	679	584	929	543	535	707
Householder	234	286	154	195	132	200	181	298	182	164	226
Male	166	173	87	121	68	115	111	166	114	103	149
Female	68	113	67	74	64	85	70	132	68	61	77
Spouse	187	212	109	139	58	120	130	158	132	123	168
Child:	196	274	137	179	167	251	213	307	204	214	227
Grandchild	6	9	8	6	21	15	12	11	3	5	18
Brother or sister	4	10	6	6	12	20	10	43	3	4	12
Parent	8	5	6	4	4	5	0	13	5	7	8
Other relatives	3	8	17	10	30	29	14	46	5	3	19
Nonrelatives	12	24	13	15	26	39	24	53	9	15	29
In Nonfamily Households	257	325	156	228	203	225	203	540	199	150	296
Male householder:	90	96	60	73	96	88	69	194	58	49	93
Living alone	69	66	48	48	82	59	47	146	43	42	68
Female householder:	114	152	63	95	81	68	86	252	88	76	128
Living alone	88	111	45	72	74	46	68	216	63	64	92
Nonrelatives	53	77	33	60	26	69	48	94	53	25	75
In Group Quarters	0	0	0	0	0	0	0	0	0	0	0
Institutionalized population	0	0	0	0	0	0	0	0	0	0	0
Housing Occupancy-Total Housing Units	448	541	287	370	323	366	340	769	334	296	457
Occupied Housing Units	438	534	277	363	309	356	336	744	328	289	447
Vacant Housing Units	10	7	10	7	14	10	4	25	6	7	10
Vacancy Rate	2.2%	1.3%	3.5%	1.9%	4.3%	2.7%	1.2%	3.3%	1.8%	2.4%	2.2%
Percent Owner Occupied	75.6%	82.0%	84.8%	86.5%	37.5%	65.7%	83.9%	26.7%	93.3%	94.1%	80.5%
Percent Renter Occupied	24.4%	18.0%	15.2%	13.5%	62.5%	34.3%	16.1%	73.3%	6.7%	5.9%	19.5%
Total Average Household Size	2.07	2.16	2.19	2.15	2.11	2.54	2.34	1.97	2.26	2.37	2.24
Owner occupied	2.23	2.23	2.23	2.18	2.43	2.5	2.44	2.4	2.28	2.42	2.35
Renter occupied	1.57	1.83	1.98	1.98	1.92	2.61	1.85	1.82	2.05	1.65	1.82

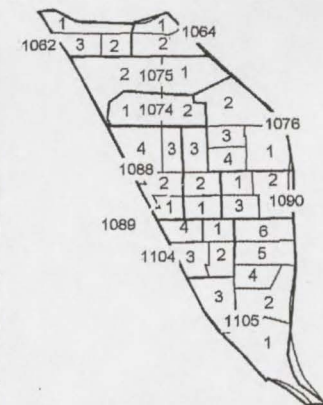


Average Household Size by Race

Table 3e

	Census Tract 1062			Census Tract 1064		Census Tract 1074		Census Tract 1075		Census Tract 1076			
	BG 1	BG 2	BG 3	BG 1	BG 2	BG 1	BG 2	BG 1	BG 2	BG 1	BG 2	BG 3	BG 4
Average Overall household size	1.7	2.27	1.74	1.54	2.29	2.45	2.08	2.12	2.36	2.07	2.16	2.19	2.15
Average White household size	1.51	2.08	1.68	1.24	2.22	2.11	1.85	2.11	2.14	2.05	2.12	2.12	2.13
Average Black household size	1.9	3.52	1.66	1.99	4.8	2.61	2.89	2.5	3.52	2.6	3	2.64	3
Average American Indian household size	1.47	3	2.15	1.13	4	3.05	3.9	2.25	3.25	2.33	2.5	3.25	2.13
Average Asian household size	1.72	3.9	2.11	2.36	3.6	4.57	2.71	2.67	3.5	3.2	2.7	1.67	2.67
Average Native Hawaiian household size	0	0	3	0	4	0	0	0	0	0	0	1	0
Average Some Other Race household size	2.73	2.43	2.67	1.5	1.5	4.65	4.14	2.2	0	2	4	4.5	3.33
Average 2 or More Races household size	2.03	2.62	2.47	2.23	2.88	2.9	2.56	2.14	3.45	1.5	1.75	2.6	2.25
Average Hispanic household size	2.39	2.3	2.5	2.25	2	4	3.94	2.56	3	2.17	3.23	4.4	4.17

	Census Tract 1088				Census Tract 1089			Census Tract 1090		
	BG 1	BG 2	BG 3	BG 4	BG 1	BG 2	BG 3	BG 1	BG 2	BG 3
Average Overall household size	2.11	2.54	2.34	1.97	2.26	2.37	2.24	2.2	2.38	2.07
Average White household size	1.85	2.22	2.17	1.83	2.16	2.21	2.15	2.12	2.34	2.08
Average Black household size	2.35	2.93	3.13	2.2	3.18	5.22	2.4	2	5	1.5
Average American Indian household size	3.25	4.25	6	2.11	1.8	2.33	4	2	3	3.33
Average Asian household size	2.82	4.67	2.6	2.95	5.17	4.2	3.6	2.5	3	3
Average Native Hawaiian household size	0	0	0	0	0	0	0	0	0	0
Average Some Other Race household size	3.73	4	4.67	3.08	2.5	2.75	4.25	5.14	0	0
Average 2 or More Races household size	1.73	3.56	5.13	1.8	3	5	2.17	3	3.5	1.2
Average Hispanic household size	3.53	4.14	4.4	3.38	2.5	2.57	3.2	4.44	4.5	1.67



	Census Tract 1104				Census Tract 1105					
	BG 1	BG 2	BG 3	BG 4	BG 1	BG 2	BG 3	BG 4	BG 5	BG 6
Average Overall household size	2.29	2.25	2.15	2.27	0	2.13	2.07	1.67	2.13	2.14
Average White household size	2.11	2.13	2.04	2.08	0	2.09	1.94	1.63	2.09	2.09
Average Black household size	4.15	2.8	2.59	2.63	0	3	2.61	3.5	2.1	4.5
Average American Indian household size	4.83	4.14	4.5	2.92	0	0	2.78	5	4	3
Average Asian household size	2.75	4.4	2.8	4.2	0	2.67	3.43	2.5	4	1
Average Native Hawaiian household size	0	0	1	0	0	0	0	0	0	3
Average Some Other Race household size	5	3.33	2.5	6.5	0	3.5	3.2	5	4	6
Average 2 or More Races household size	2	3.75	2.67	2.38	0	2.8	2.8	0	5	2
Average Hispanic household size	3.14	3.6	3.6	3.4	0	2.86	2.81	3.5	4	6

Average Family Size by Race/Ethnicity

Table 3f

	Census Tract 1062			Census Tract 1064		Census Tract 1074		Census Tract 1075		Census Tract 1076				
	BG 1	BG 2	BG 3	BG 1	BG 2	BG 1	BG 2	BG 1	BG 2	BG 1	BG 2	BG 3	BG 4	
Total Average family size	2.59	3.04	2.62	3.21	2.89	3.19	2.94	2.8	3.13	2.73	2.81	2.84	2.76	
Average White family size	2.23	2.77	2.47	2.4	2.82	2.87	2.67	2.78	2.78	2.73	2.74	2.73	2.74	
Average Black family size	2.68	4.13	2.49	3.68	4.5	2.93	3.39	3.67	3.78	2.71	4.67	3	2.8	
Average Indian family size	2.5	3.67	3	2	3.25	3.83	3.88	3.5	4	2.5	2.6	4	2.75	
Average Asian family size	2.79	4	3.67	5	4.67	4.43	3.5	2.67	5.6	3.2	3.67	2	3.5	
Average Hawaiian family size	0	0	3	0	4	0	0	0	0	0	0	0	0	
Average Some other Race family size	3.83	4	4	0	2	4.6	4.33	3.5	0	2	8	5.67	4	
Average 2 or More Races family size	2.83	2.88	4.4	3.68	3.5	3.5	3.2	2.6	4.38	2	2	4	2.5	
Average Hispanic family size	3.15	4	2.75	4	3	4.36	4.31	3.6	4	2.67	5.33	4.75	4.5	

	Census Tract 1088				Census Tract 1089			Census Tract 1090			
	BG 1	BG 2	BG 3	BG 4	BG 1	BG 2	BG 3	BG 1	BG 2	BG 3	
Total Average family size	3.21	3.2	3.09	2.94	2.93	3.17	3	2.7	2.89	2.75	
Average White family size	2.79	2.88	2.92	2.83	2.83	3.02	2.91	2.56	2.87	2.74	
Average Black family size	3.42	3.46	3.5	2.93	3.18	5.43	3.33	2.83	4	2.5	
Average Indian family size	4.83	5	6	2.9	2	3	3.29	2	3	4	
Average Asian family size	6.33	6	2.5	4.3	4.83	4.2	4.25	3	3	3	
Average Hawaiian family size	0	0	0	0	0	0	0	0	0	0	
Average Some other Race family size	4.22	3.77	4.33	3.44	2.67	2.75	4	5.67	0	0	
Average 2 or More Races family size	2.67	4.29	4.63	2.45	4	4.5	2.75	3	3.5	0	
Average Hispanic family size	4.29	3.82	4.75	3.77	3.4	3	3.63	4.75	4.5	3	

	Census Tract 1104				Census Tract 1105						
	BG 1	BG 2	BG 3	BG 4	BG 1	BG 2	BG 3	BG 4	BG 5	BG 6	
Total Average family size	3.07	2.91	2.84	2.93	0	2.8	2.86	2.5	2.72	2.77	
Average White family size	2.85	2.76	2.82	2.75	0	2.76	2.75	2.42	2.68	2.69	
Average Black family size	4.17	3.67	2.59	3.2	0	3.38	2.8	4	2.5	5.33	
Average Indian family size	6	5	4.6	3.22	0	0	4	5	4	3.67	
Average Asian family size	3.33	4.4	2.6	4.2	0	4	5.25	4	4	0	
Average Hawaiian family size	0	0	0	0	0	0	0	0	0	3	
Average Some other Race family size	5	3.33	3	6.5	0	3.5	3.44	5	3.5	6	
Average 2 or More Races family size	2.67	3.75	2.67	2.5	0	3.25	3.29	0	4.5	2.33	
Average Hispanic family size	4.5	3.6	3.86	4	0	3.4	3.23	3.5	3.5	6	

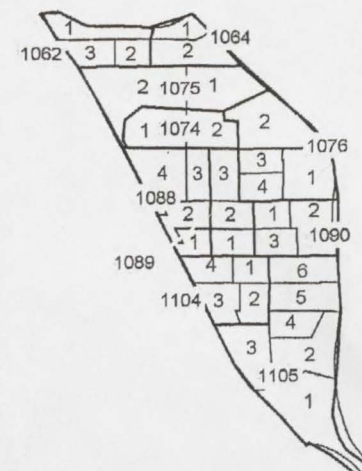
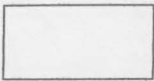




FIGURE 4a

**Longfellow Community
Census Block Divisions
2000**

Longfellow Community

5 Neighborhoods
10 Census Tracts
33 Block Groups
517 Blocks

-  Blocks
-  Block Group Boundaries
-  Census Tract Numbers

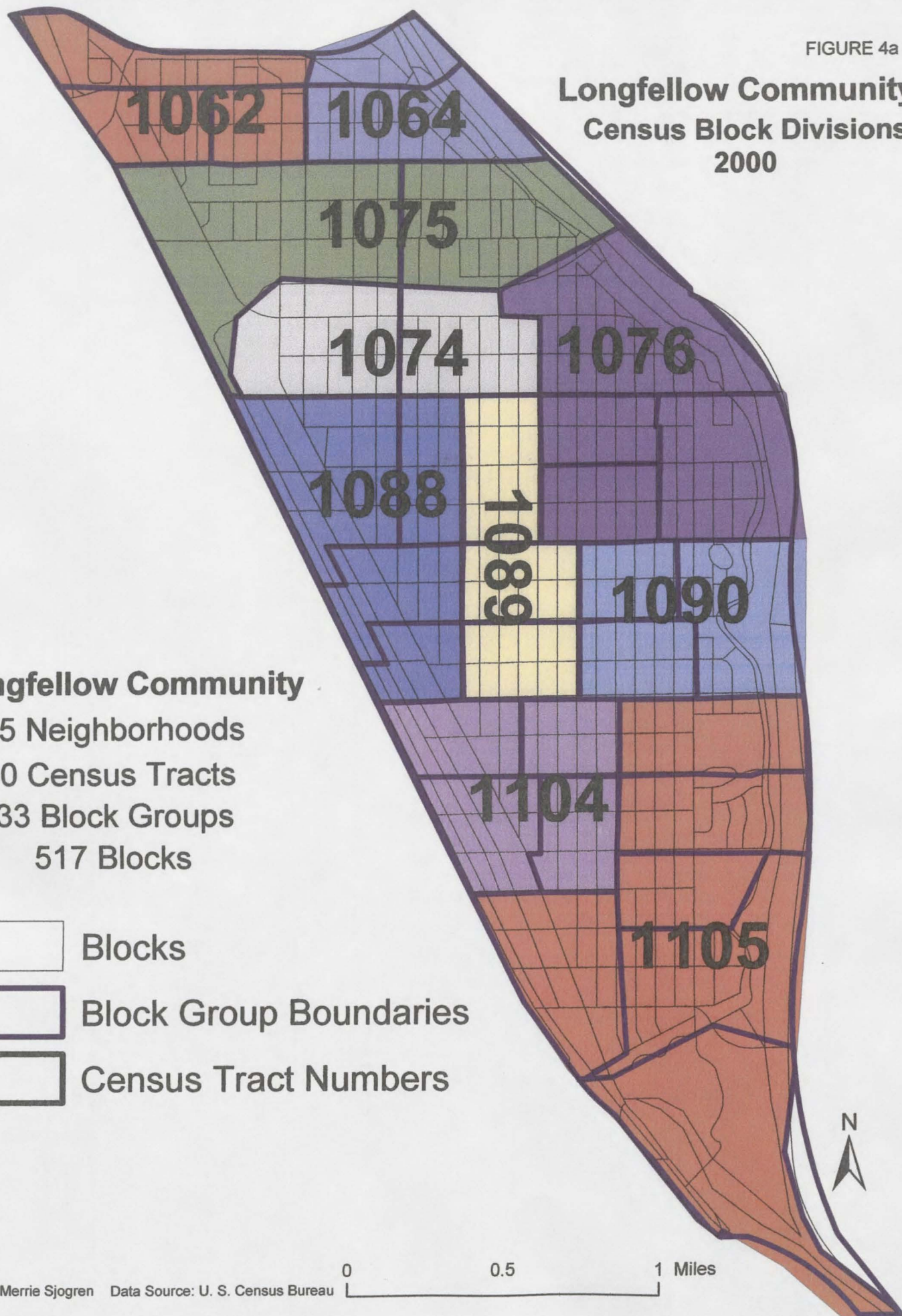
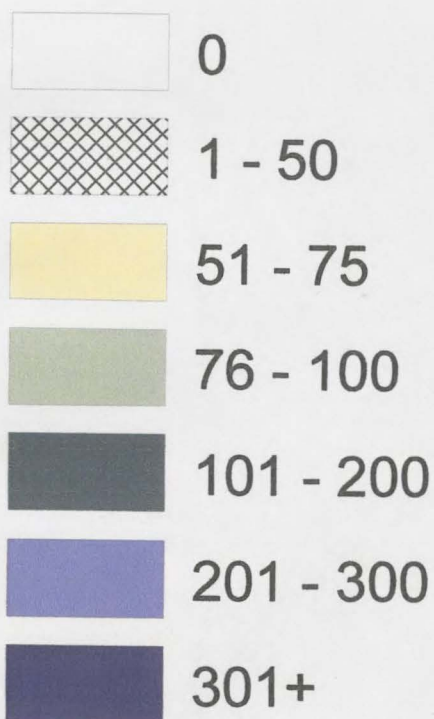


FIGURE 4b

Population Density by Census Block 2000 **Longfellow Community**

Number of Persons per Block



By: Merrie Sjogren Data Source: MNIS, Census Bureau

0 0.5 1 Miles

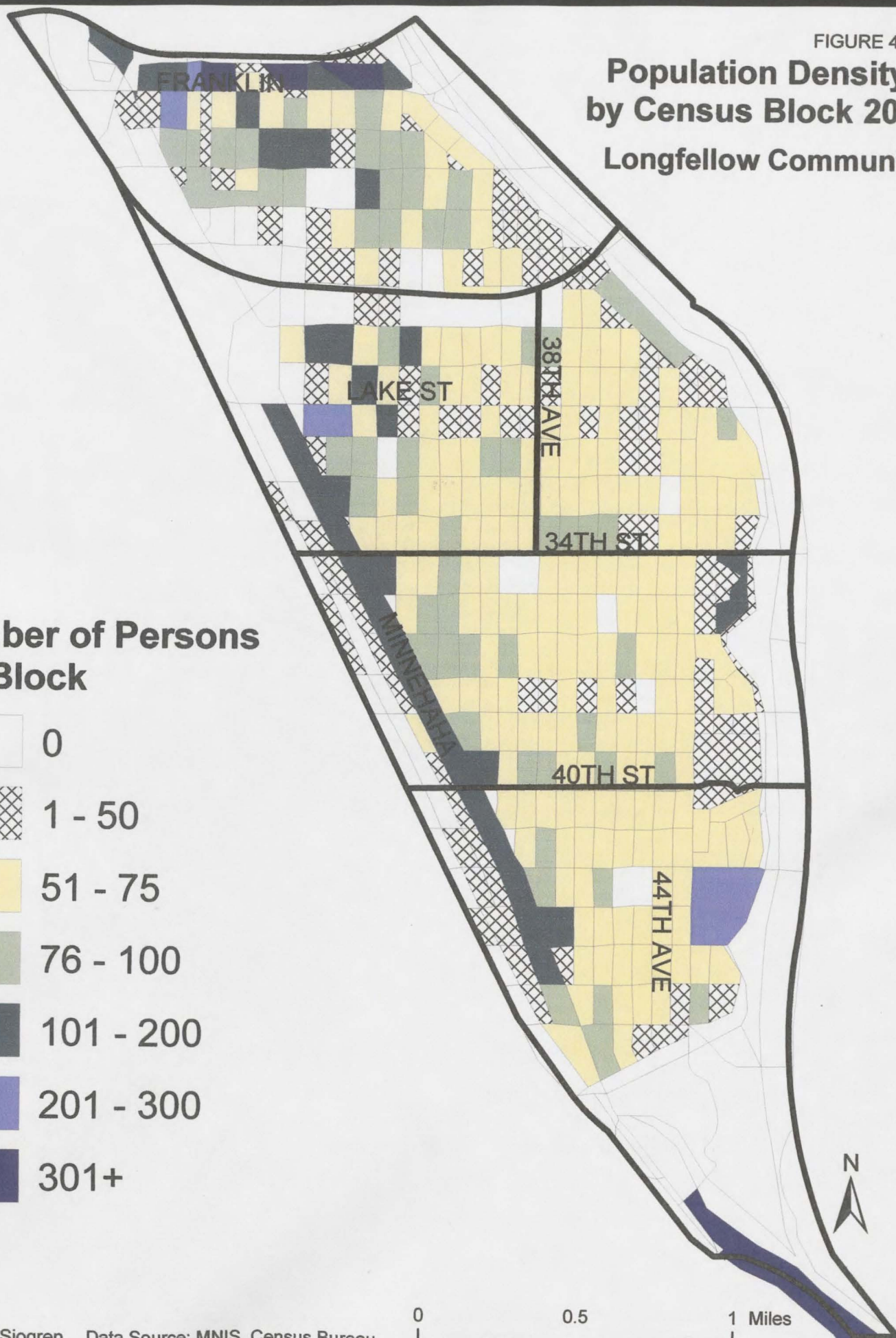
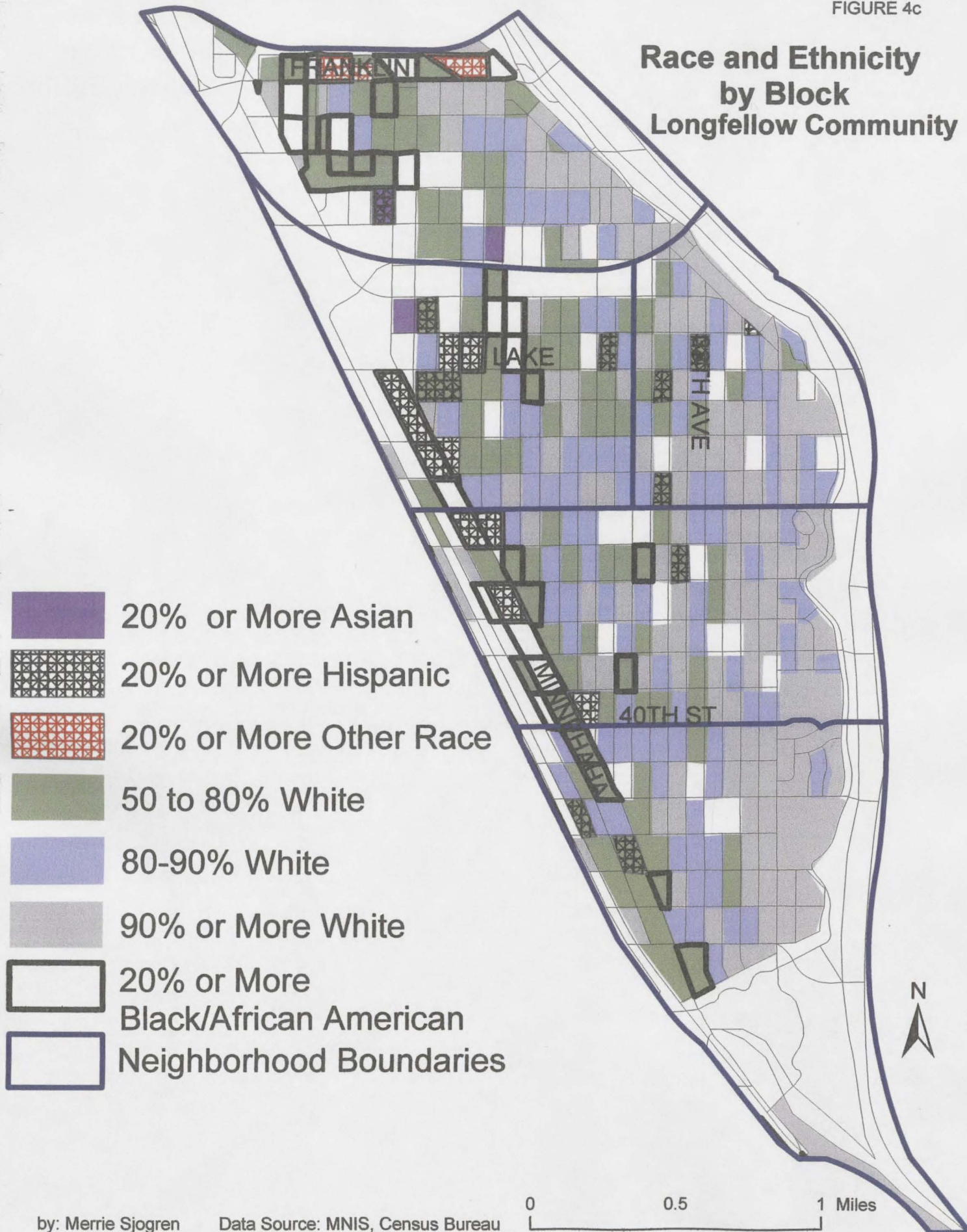


FIGURE 4c

Race and Ethnicity by Block Longfellow Community

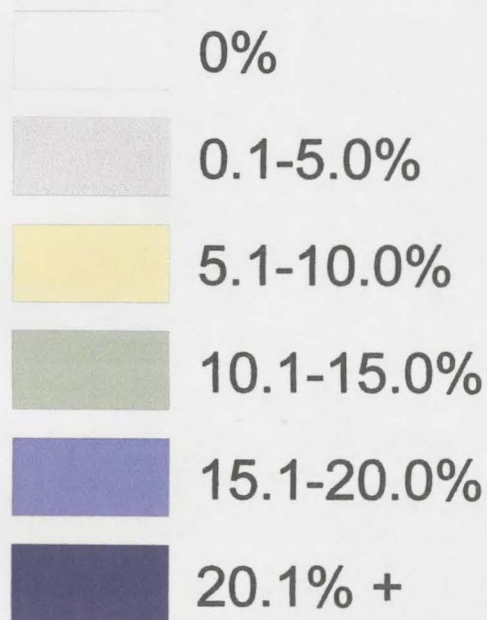


by: Merrie Sjogren

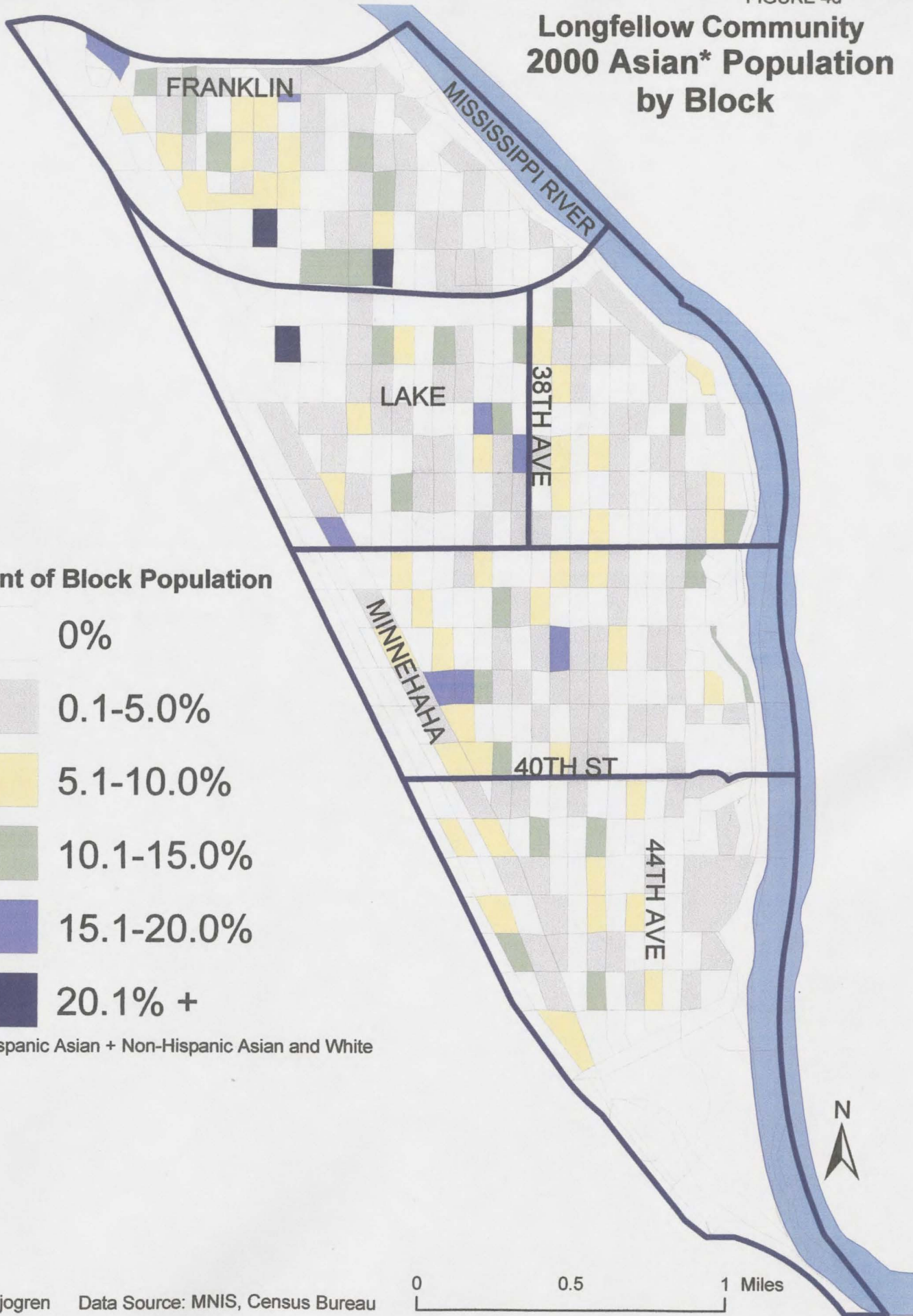
Data Source: MNIS, Census Bureau

Longfellow Community 2000 Asian* Population by Block

Percent of Block Population

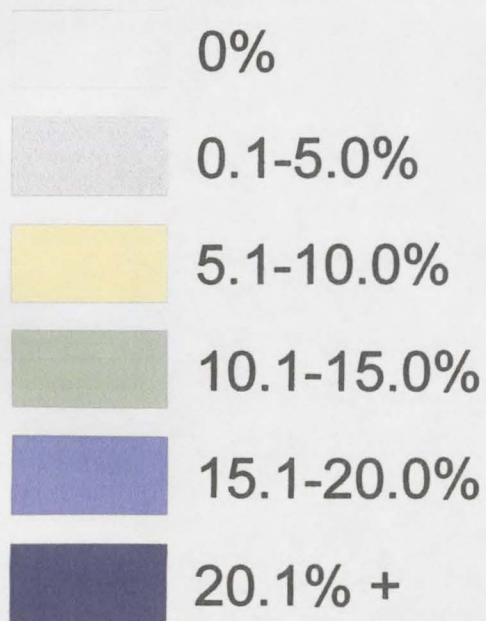


* Non-Hispanic Asian + Non-Hispanic Asian and White



Longfellow Community 2000 Black* Population by Block

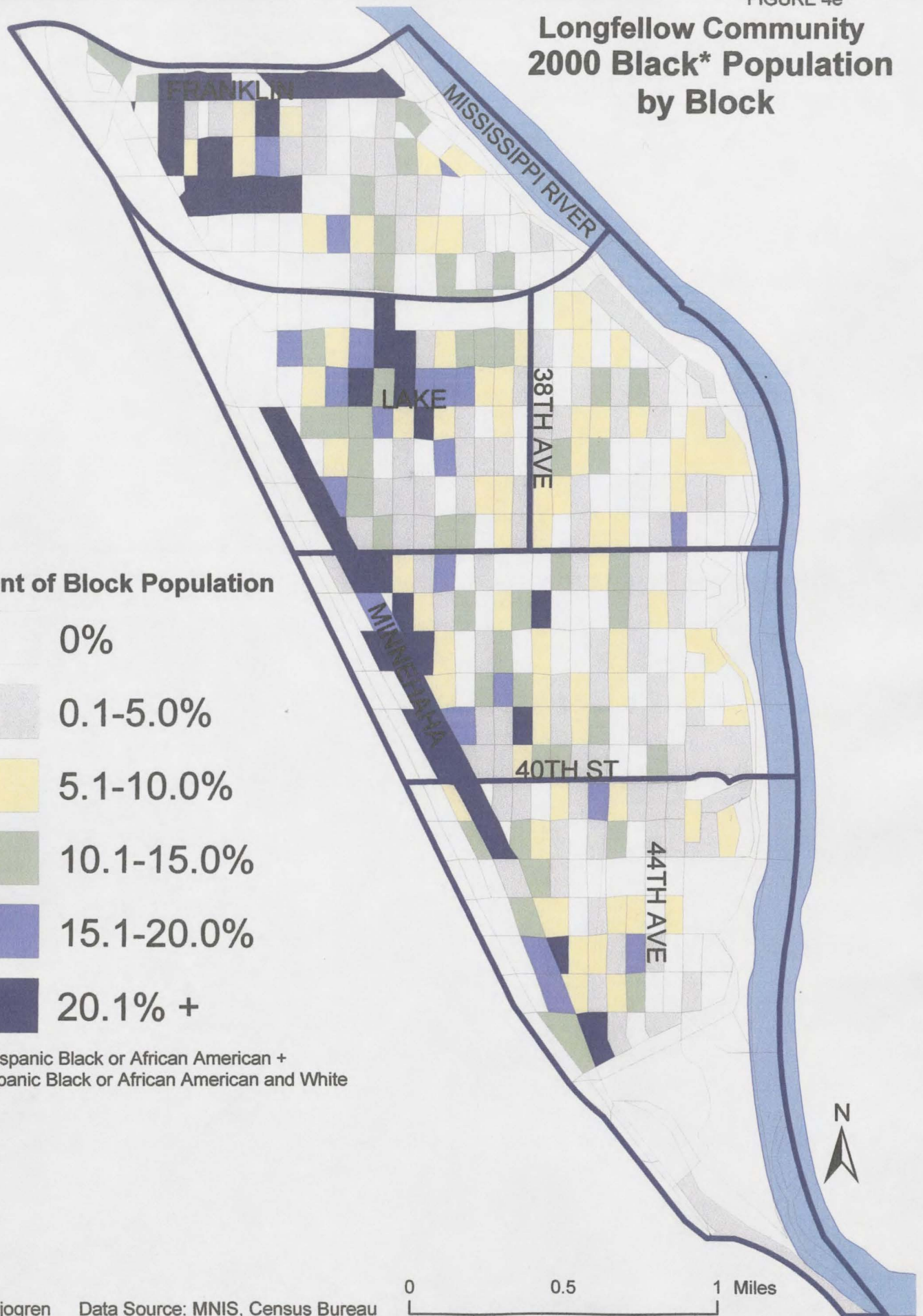
Percent of Block Population



* Non-Hispanic Black or African American +
Non-Hispanic Black or African American and White

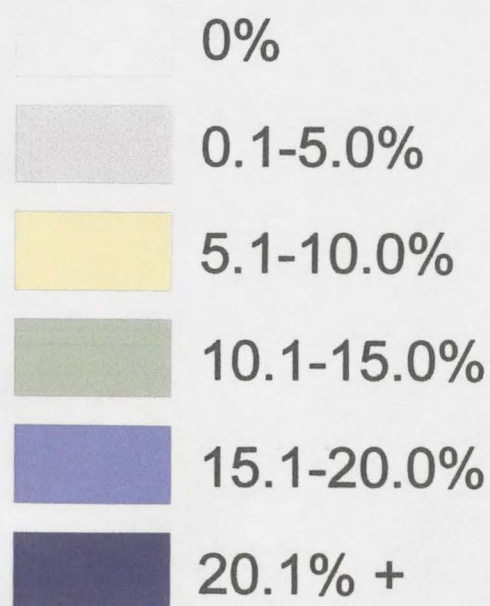
by: Merrie Sjogren Data Source: MNIS, Census Bureau

0 0.5 1 Miles

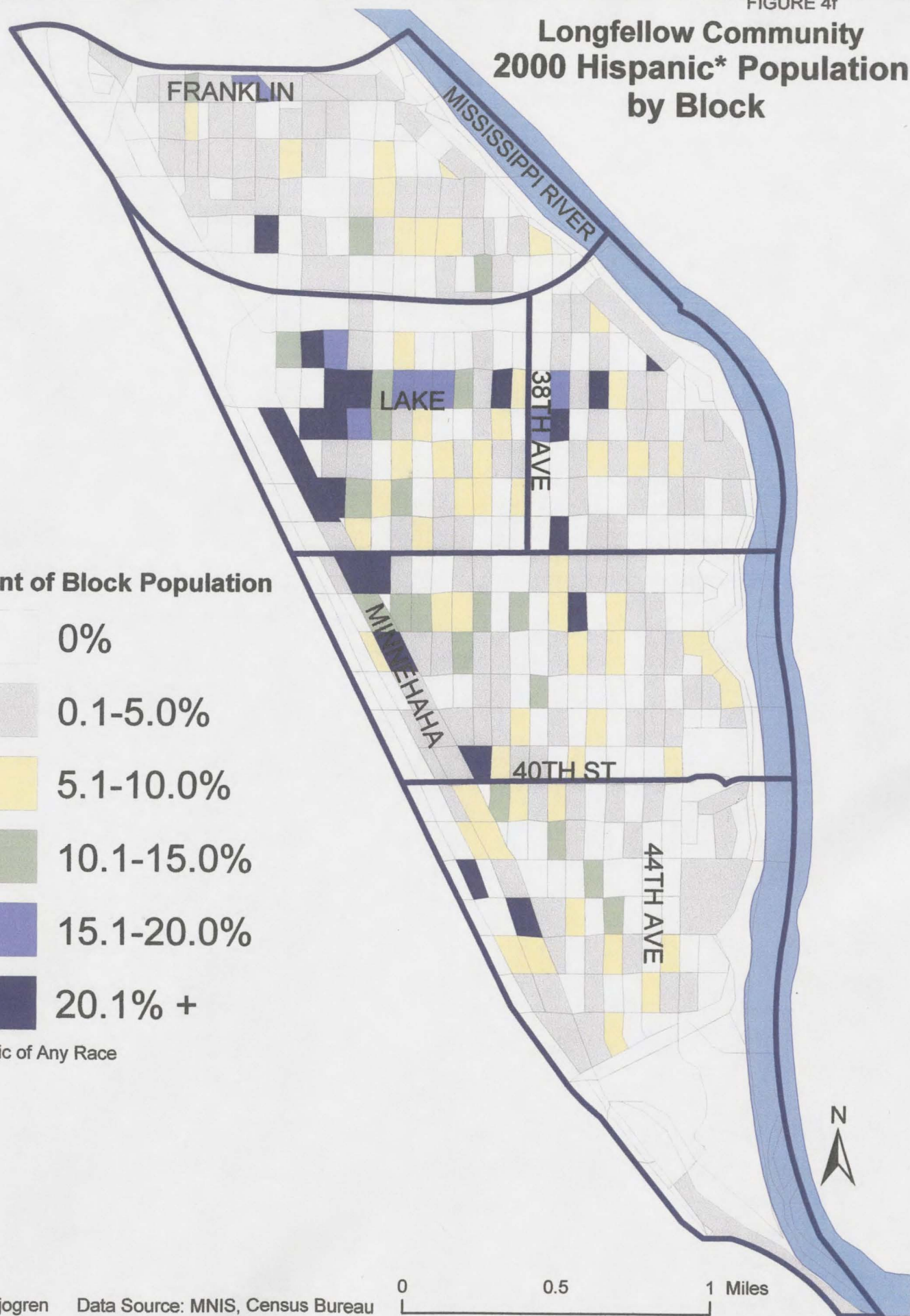


Longfellow Community 2000 Hispanic* Population by Block

Percent of Block Population

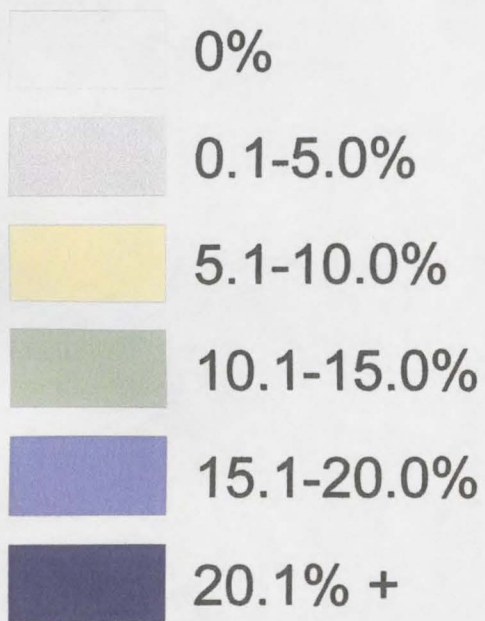


* Hispanic of Any Race



Longfellow Community 2000 Indian* Population by Block

Percent of Block Population



*Non Hispanic American Indian and Alaska Native +
Non Hispanic American Indian and Alaska Native and White

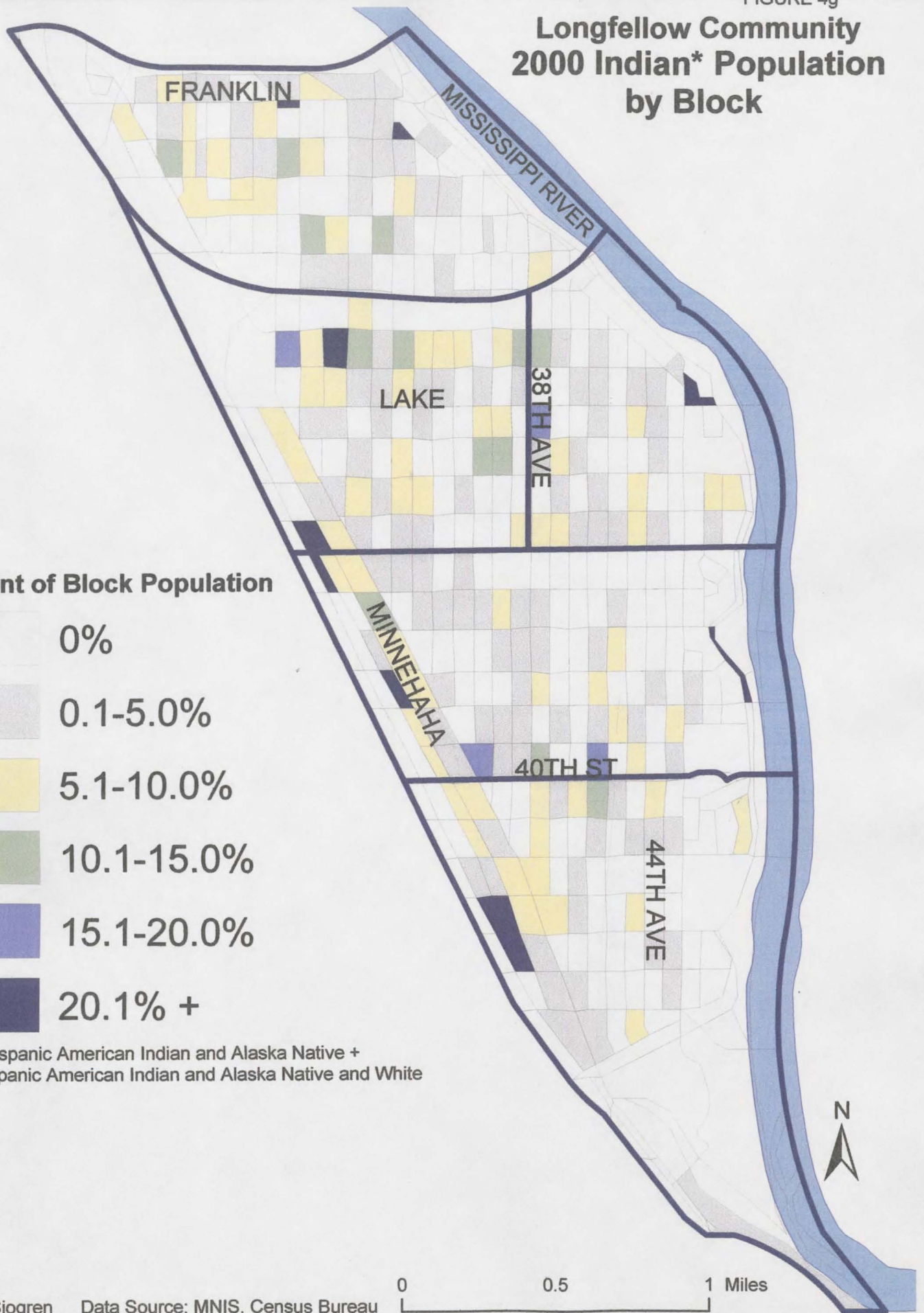
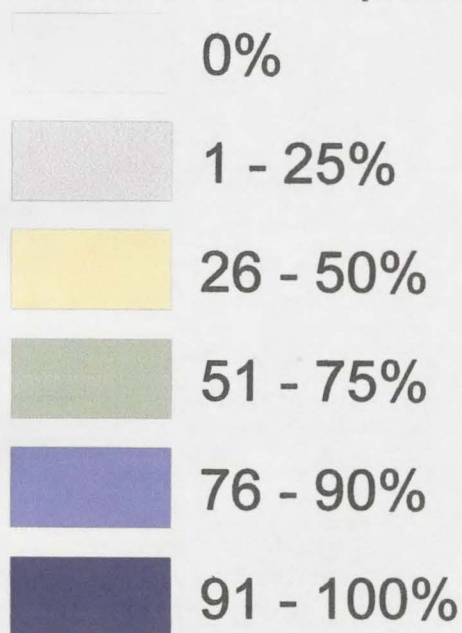


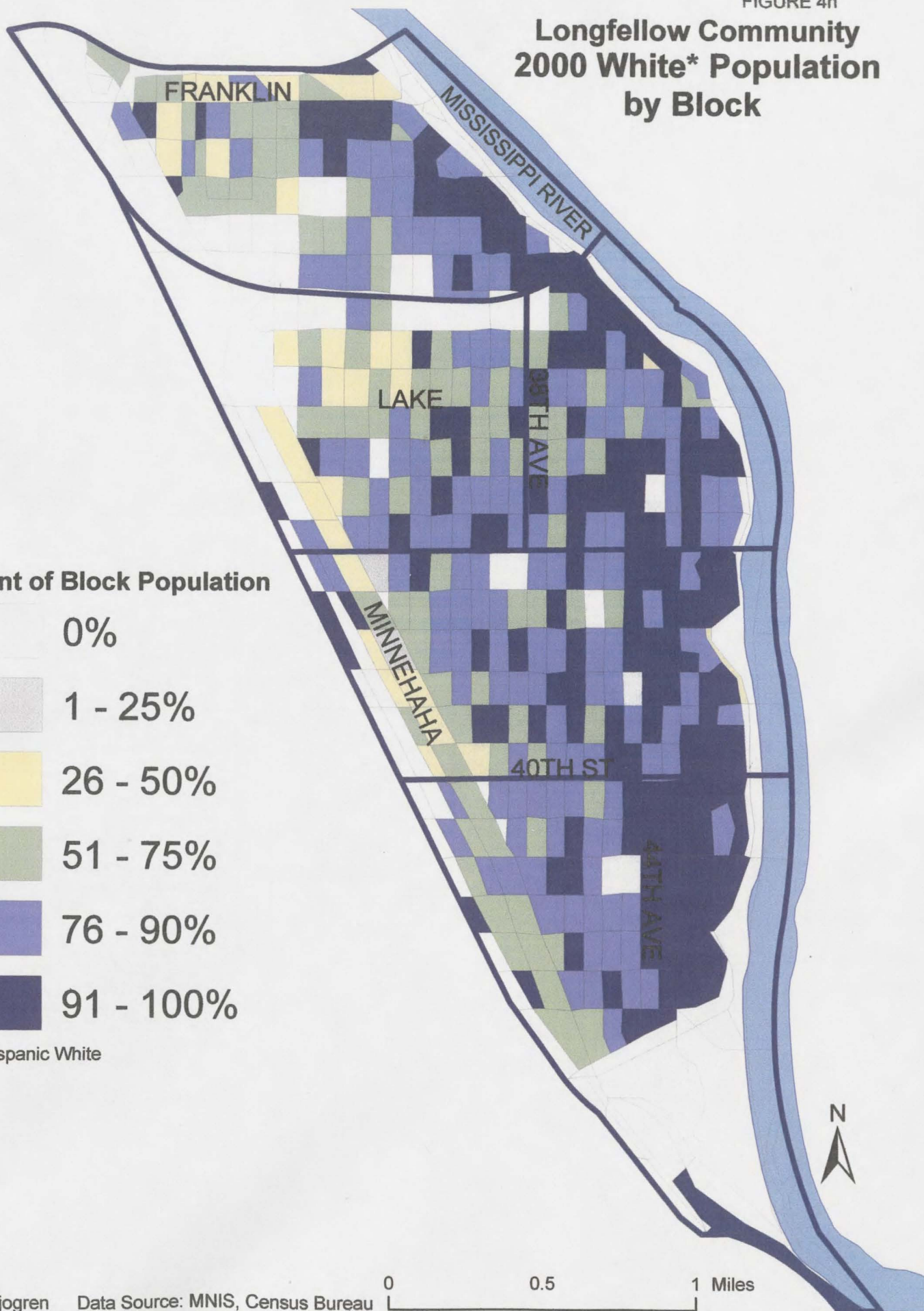
FIGURE 4h

Longfellow Community 2000 White* Population by Block

Percent of Block Population



*Non-Hispanic White



LONGFELLOW COMMUNITY HOUSEHOLD INCOME 1999

TABLE 5a

Black or African American Alone	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	196	66	-	3	-	30	-	-	15	-	310	26.6%
\$10,000 to \$19,999	47	16	15	-	9	52	-	-	23	-	162	13.9%
\$20,000 to \$29,999	57	36	9	-	-	54	-	10	22	5	193	16.6%
\$30,000 to \$39,999	110	24	-	7	12	16	-	4	-	7	180	15.5%
\$40,000 to \$59,999	59	12	-	4	26	36	9	-	18	32	196	16.8%
\$60,000 to \$74,999	9	-	-	-	-	18	14	9	-	4	54	4.6%
\$75,000 to \$99,999	5	3	9	-	-	9	5	-	15	11	57	4.9%
\$100,000 to \$200,000	-	-	-	-	-	5	-	4	-	4	13	1.1%
\$200,000+	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total	483	157	33	14	47	220	28	27	93	63	1,165	

American Indian or Alaska Native Alone	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	6	11	-	6	8	6	-	-	-	-	37	16.9%
\$10,000 to \$19,999	-	-	-	5	-	12	-	-	-	-	17	7.8%
\$20,000 to \$29,999	12	-	12	-	15	15	-	-	-	-	54	24.7%
\$30,000 to \$39,999	7	-	7	7	-	13	-	-	-	4	38	17.4%
\$40,000 to \$59,999	-	-	7	-	8	7	12	-	-	5	39	17.8%
\$60,000 to \$74,999	5	-	3	-	11	-	-	5	-	-	24	11.0%
\$75,000 to \$99,999	6	-	-	-	-	-	4	-	-	-	10	4.6%
\$100,000 to \$200,000	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$200,000+	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total	36	11	29	18	42	53	16	5	-	9	219	

Asian Alone	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	70	13	8	-	-	12	-	-	-	-	103	31.3%
\$10,000 to \$19,999	-	-	-	-	-	9	-	-	12	-	21	6.4%
\$20,000 to \$29,999	-	6	-	-	-	6	-	-	-	12	24	7.3%
\$30,000 to \$39,999	7	-	-	-	8	25	12	-	-	-	52	15.8%
\$40,000 to \$59,999	13	-	-	5	7	5	11	-	-	5	46	14.0%
\$60,000 to \$74,999	-	-	-	-	-	9	6	-	-	-	15	4.6%
\$75,000 to \$99,999	6	-	6	-	6	12	-	-	-	-	30	9.1%
\$100,000 to \$200,000	27	-	-	5	-	-	-	6	-	-	38	11.6%
\$200,000+	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total	123	19	14	10	21	78	29	6	12	17	329	

LONGFELLOW COMMUNITY HOUSEHOLD INCOME 1999

TABLE 5a

Native Hawaiian and Other Pacific Islander	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$10,000 to \$19,999	-	-	-	-	-	16	-	-	-	-	16	100.0%
\$20,000 to \$29,999	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$30,000 to \$39,999	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$40,000 to \$59,999	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$60,000 to \$74,999	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$75,000 to \$99,999	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$100,000 to \$200,000	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$200,000+	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total	-	-	-	-	-	16	-	-	-	-	16	

Some Other Race Alone	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	-	14	-	-	8	13	-	-	-	-	35	13.5%
\$10,000 to \$19,999	-	-	21	-	-	10	-	-	-	4	35	13.5%
\$20,000 to \$29,999	-	7	-	-	12	11	15	-	-	4	49	18.9%
\$30,000 to \$39,999	-	-	7	5	-	11	5	-	-	-	28	10.8%
\$40,000 to \$59,999	11	-	27	-	4	22	-	-	9	-	73	28.2%
\$60,000 to \$74,999	-	-	-	-	-	11	-	-	-	-	11	4.2%
\$75,000 to \$99,999	-	-	-	-	-	-	6	-	-	14	20	7.7%
\$100,000 to \$200,000	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$200,000+	-	-	-	-	-	8	-	-	-	-	8	3.1%
Total	11	21	55	5	24	86	26	-	9	22	259	

2 or More Races	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	20	23	-	7	-	-	-	-	10	-	60	17.4%
\$10,000 to \$19,999	19	25	-	-	-	-	7	-	-	-	51	14.8%
\$20,000 to \$29,999	19	-	5	-	-	11	-	-	22	-	57	16.6%
\$30,000 to \$39,999	39	7	7	-	-	5	9	-	-	6	73	21.2%
\$40,000 to \$59,999	6	18	-	4	-	-	3	-	22	-	53	15.4%
\$60,000 to \$74,999	-	-	7	6	-	-	4	-	-	-	17	4.9%
\$75,000 to \$99,999	4	6	-	-	-	-	-	-	-	-	10	2.9%
\$100,000 to \$200,000	5	-	-	-	5	-	-	-	13	-	23	6.7%
\$200,000+	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total	112	79	19	17	5	16	23	-	67	6	344	100.0%

LONGFELLOW COMMUNITY HOUSEHOLD INCOME 1999

TABLE 5a

Hispanic or Latino	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	-	7	-	-	8	17	-	-	-	5	37	8.6%
\$10,000 to \$19,999	-	-	14	-	-	14	10	-	12	4	54	12.5%
\$20,000 to \$29,999	6	7	8	-	12	24	15	-	9	4	85	19.7%
\$30,000 to \$39,999	9	-	16	5	-	35	10	-	-	-	75	17.4%
\$40,000 to \$59,999	6	-	27	-	11	32	-	-	9	-	85	19.7%
\$60,000 to \$74,999	-	-	10	10	-	18	4	5	-	-	47	10.9%
\$75,000 to \$99,999	8	-	-	-	-	-	6	-	-	20	34	7.9%
\$100,000 to \$200,000	-	-	-	-	-	-	-	-	-	-	-	0.0%
\$200,000+	-	-	-	-	6	8	-	-	-	-	14	3.2%
Total	29	14	75	15	37	148	45	5	30	33	431	100.0%

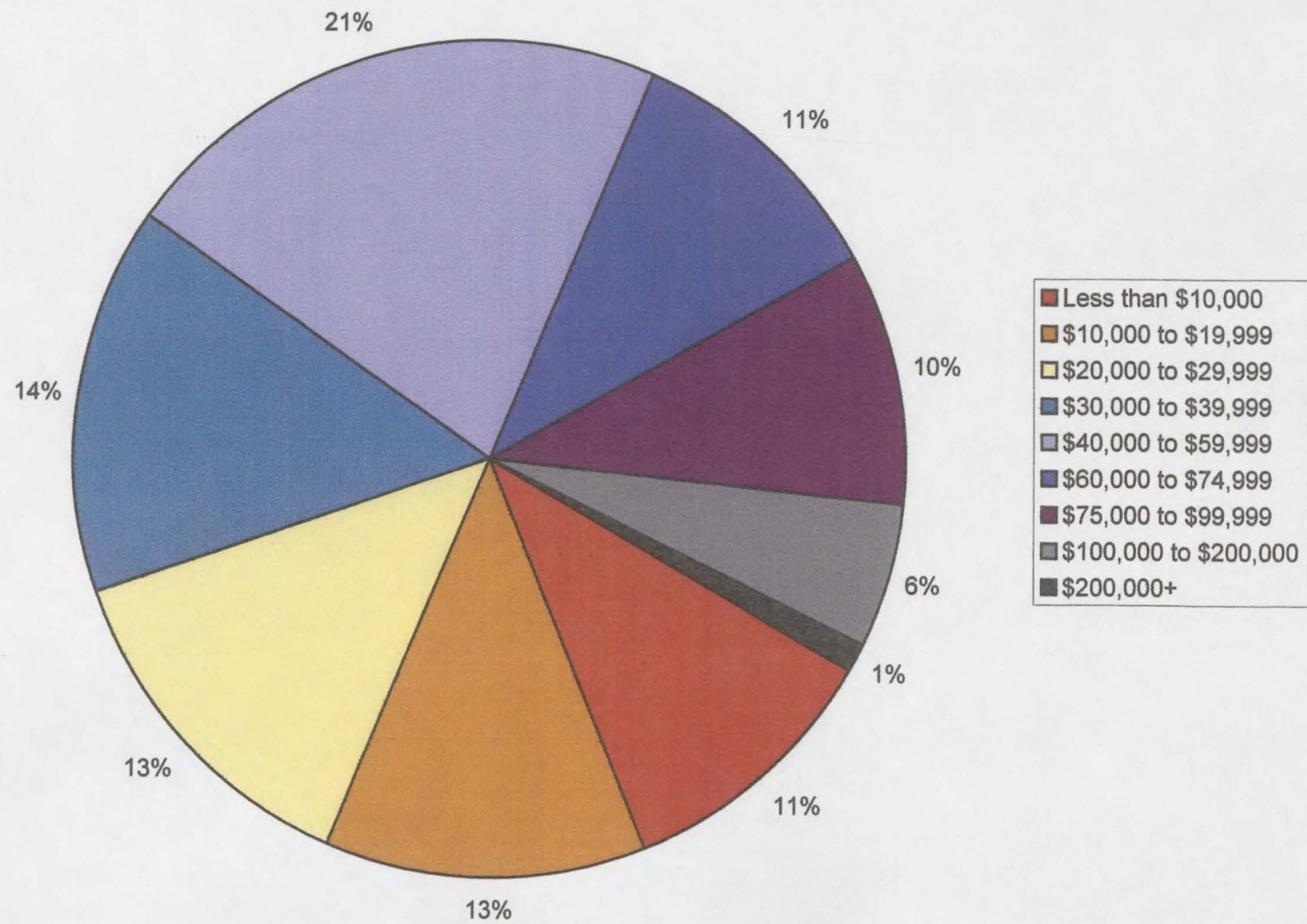
White Alone	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent of Sample
Less than \$10,000	180	127	66	57	63	163	21	15	63	76	831	7.9%
\$10,000 to \$19,999	276	116	85	109	134	169	97	40	99	185	1,310	12.4%
\$20,000 to \$29,999	103	64	152	91	138	246	121	58	163	181	1,317	12.5%
\$30,000 to \$39,999	142	70	134	122	176	150	174	45	215	310	1,538	14.6%
\$40,000 to \$59,999	140	107	108	194	395	275	268	148	301	441	2,377	22.6%
\$60,000 to \$74,999	108	43	36	104	196	124	102	121	156	253	1,243	11.8%
\$75,000 to \$99,999	42	55	37	82	203	51	116	197	115	233	1,131	10.7%
\$100,000 to \$200,000	52	37	9	54	117	37	40	128	26	180	680	6.5%
\$200,000+	12	5	-	4	40	8	13	-	-	31	113	1.1%
Total	1,055	624	627	817	1,462	1,223	952	752	1,138	1,890	10,540	100.0%

LONGFELLOW COMMUNITY HOUSEHOLD INCOME 1999

TABLE 5B

All Races Combined	Tract 1062	Tract 1064	Tract 1074	Tract 1075	Tract 1076	Tract 1088	Tract 1089	Tract 1090	Tract 1104	Tract 1105	Total	Percent
Less than \$10,000	472	261	74	73	87	241	21	15	88	81	1,413	10.6%
\$10,000 to \$19,999	342	157	135	114	143	282	114	40	146	193	1,666	12.5%
\$20,000 to \$29,999	197	120	186	91	177	367	151	68	216	206	1,779	13.4%
\$30,000 to \$39,999	314	101	171	146	196	255	210	49	215	327	1,984	14.9%
\$40,000 to \$59,999	235	137	169	207	451	377	303	148	359	483	2,869	21.6%
\$60,000 to \$74,999	122	43	56	120	207	180	130	140	156	257	1,411	10.6%
\$75,000 to \$99,999	71	64	52	82	209	72	137	197	130	278	1,292	9.7%
\$100,000 to \$200,000	84	37	9	59	122	42	40	138	39	184	754	5.7%
\$200,000+	12	5	-	4	46	24	13	-	-	31	135	1.0%
Total	1,849	925	852	896	1,638	1,840	1,119	795	1,349	2,040	13,303	100.0%

FIGURE 5c: 2000 Longfellow Income Distribution



LONGFELLOW COMMUNITY EARNINGS AND INCOME IN 1999

TABLE 5d

Earnings in 1999 for Households	Census Tract 1062	Census Tract 1064	Census Tract 1074	Census Tract 1075	Census Tract 1076	Census Tract 1088	Census Tract 1089	Census Tract 1090	Census Tract 1104	Census Tract 1105	Total	
Total Households in Sample	1,843	911	804	891	1,618	1,741	1,089	795	1,319	2,018	13,029	100%
With earnings	1,436	654	687	776	1,424	1,451	991	672	1,187	1,560	10,838	83%
No earnings	407	257	117	115	194	290	98	123	132	458	2,191	17%
With wage or salary income	1,386	650	660	746	1,396	1,413	968	650	1,139	1,541	10,549	81%
With self-employment income	161	111	129	147	297	164	153	180	164	162	1,668	13%
With interest, dividends, or net rental income	459	324	228	410	906	411	499	414	461	1,074	5,186	40%
With Social Security income	318	248	170	177	309	415	196	189	195	555	2,772	21%
With Supplemental Security Income (SSI)	103	82	4	18	18	66	6	5	34	11	347	3%
With public assistance income	178	104	32	60	10	94	21	6	59	58	622	5%
With retirement income	149	91	108	86	230	222	97	135	116	415	1,649	13%
With other types of income	158	111	93	109	140	203	139	93	114	217	1,377	11%

FIGURE 6a

Total Estimated Market Values for Single-Family Homes 1991

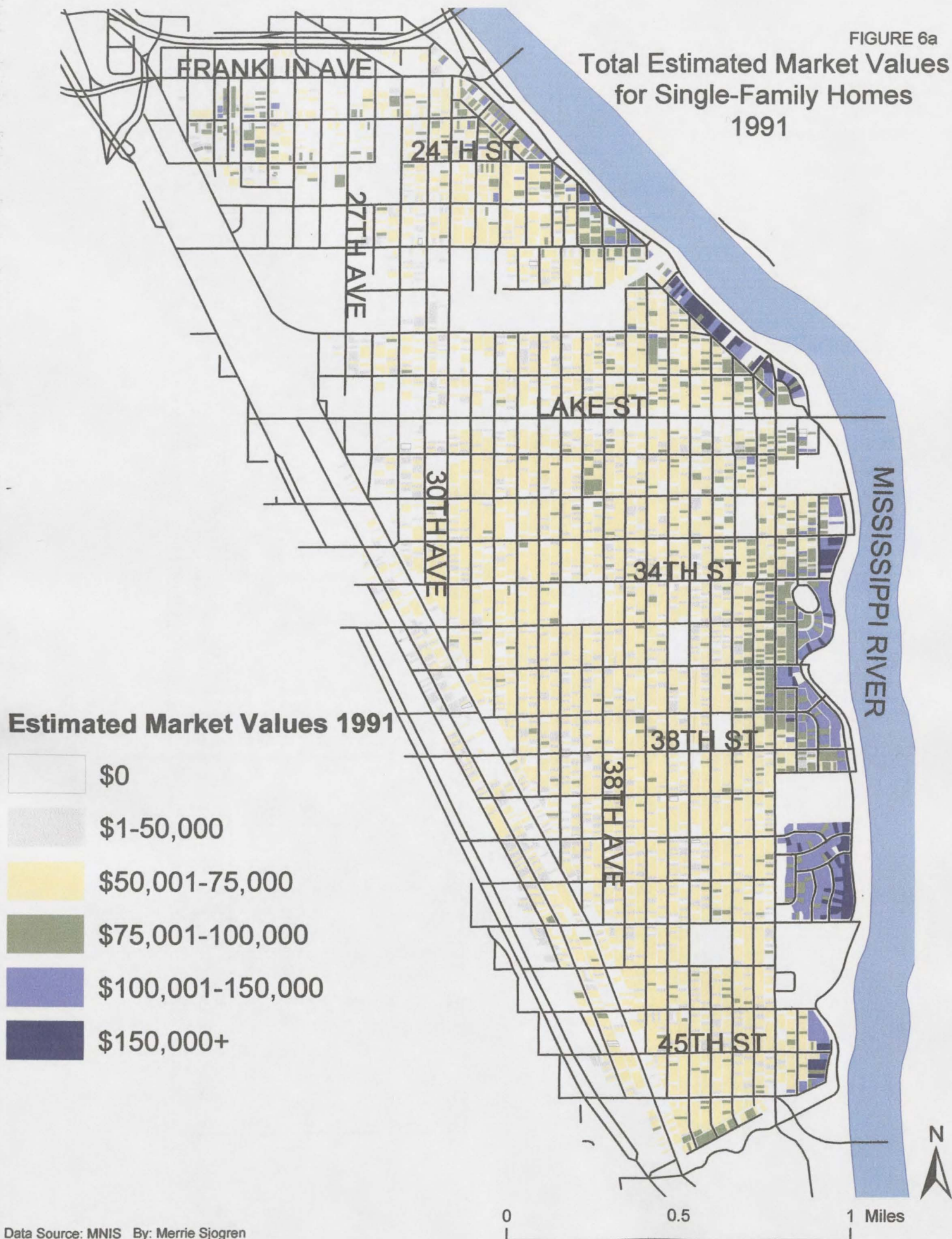
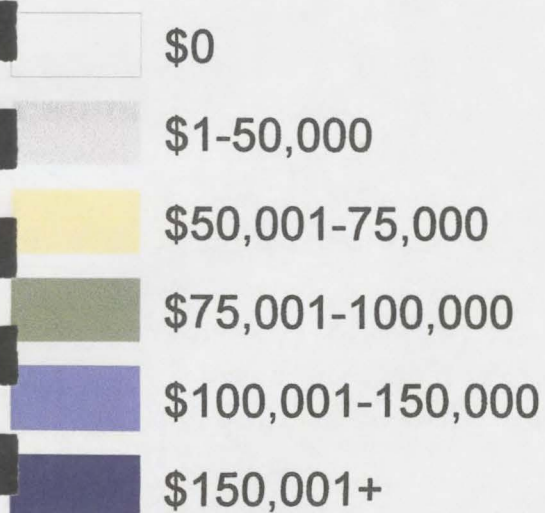


FIGURE 6b

Total Estimated Market Values for Single-Family Homes 1996

Estimated Market Values



Data Source: MNIS By: Merrie Sjogren

0 0.5 1 Miles

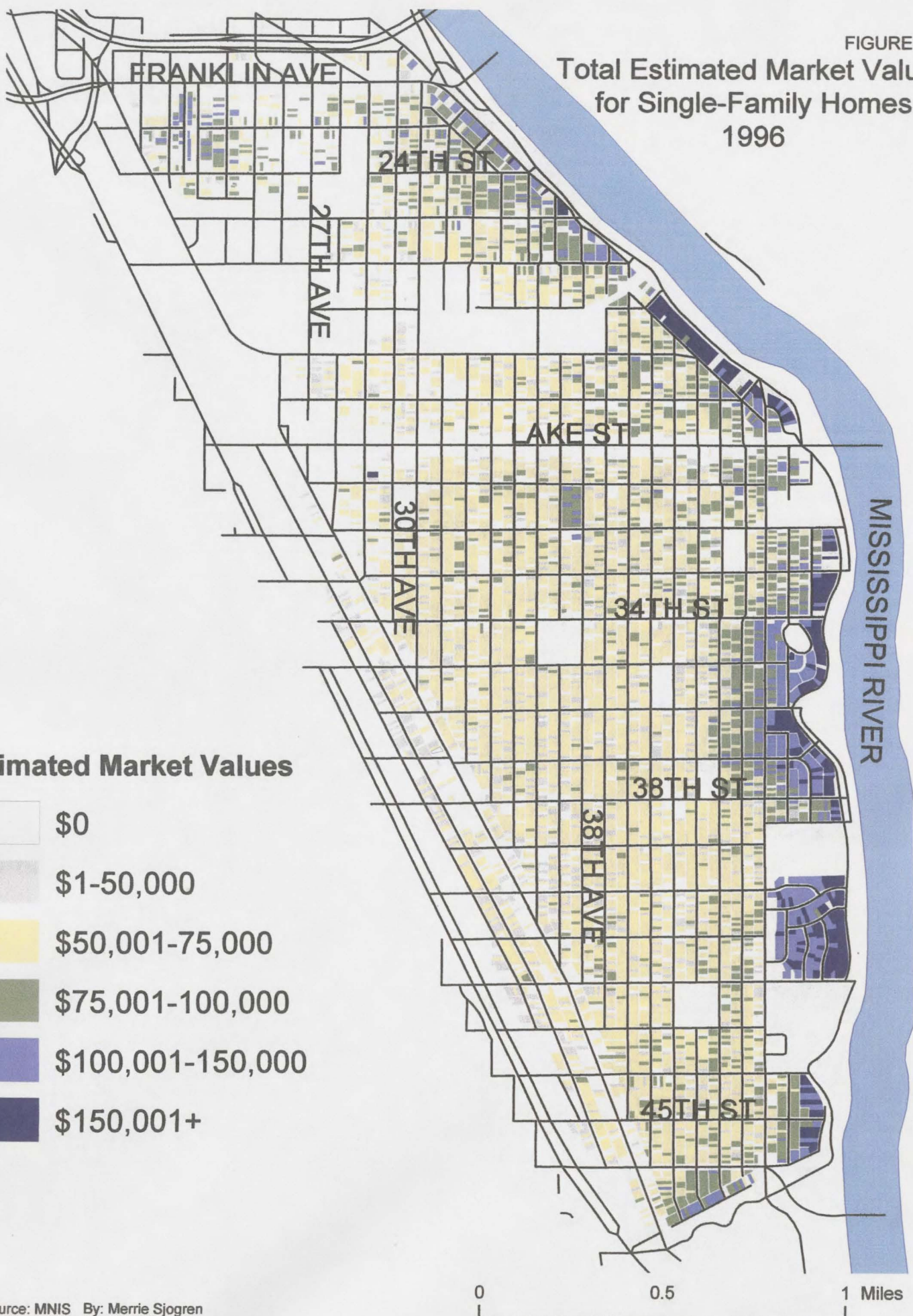
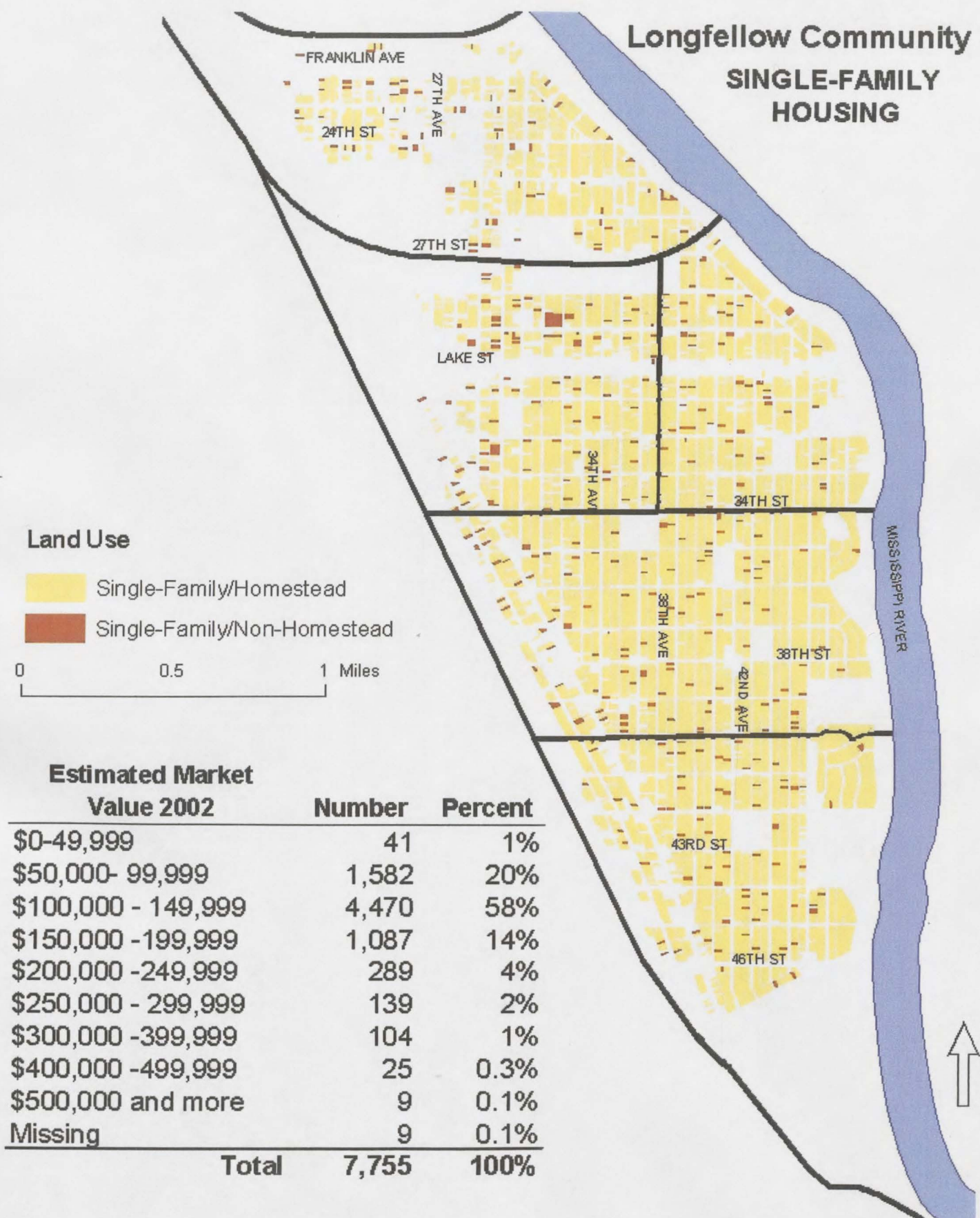


FIGURE 6d



By: Merrie Sjogren Data Source: MNIS, US Census Bureau

FIGURE 6e

Longfellow Community

SINGLE-FAMILY HOUSING AFFORDABILITY

Total Estimated Market Value



Neighborhood Boundaries

	Household Income	Maximum Affordable to Own	Estimated Market Value	Number	Percent
20% MMI	\$23,010	\$ 70,521	\$0-70,521	260	3%
50% MMI	\$38,350	\$ 117,535	\$70,522-117,535	3,170	41%
80% MMI	\$61,360	\$ 188,056	\$117,536-188,056	3,624	47%
100% MMI	\$76,700	\$ 235,070	\$188,057-234,070	361	5%
>101% MMI	>\$76,700	> \$235, 071	\$234,071+	340	4%
TOTAL				7,755	100%

0 0.5 1 Miles

By: Merrie Sjogren Data Source: MNIS, US Census Bureau

Longfellow Community MULTI-FAMILY HOUSING WITH 3 TO 10 UNITS

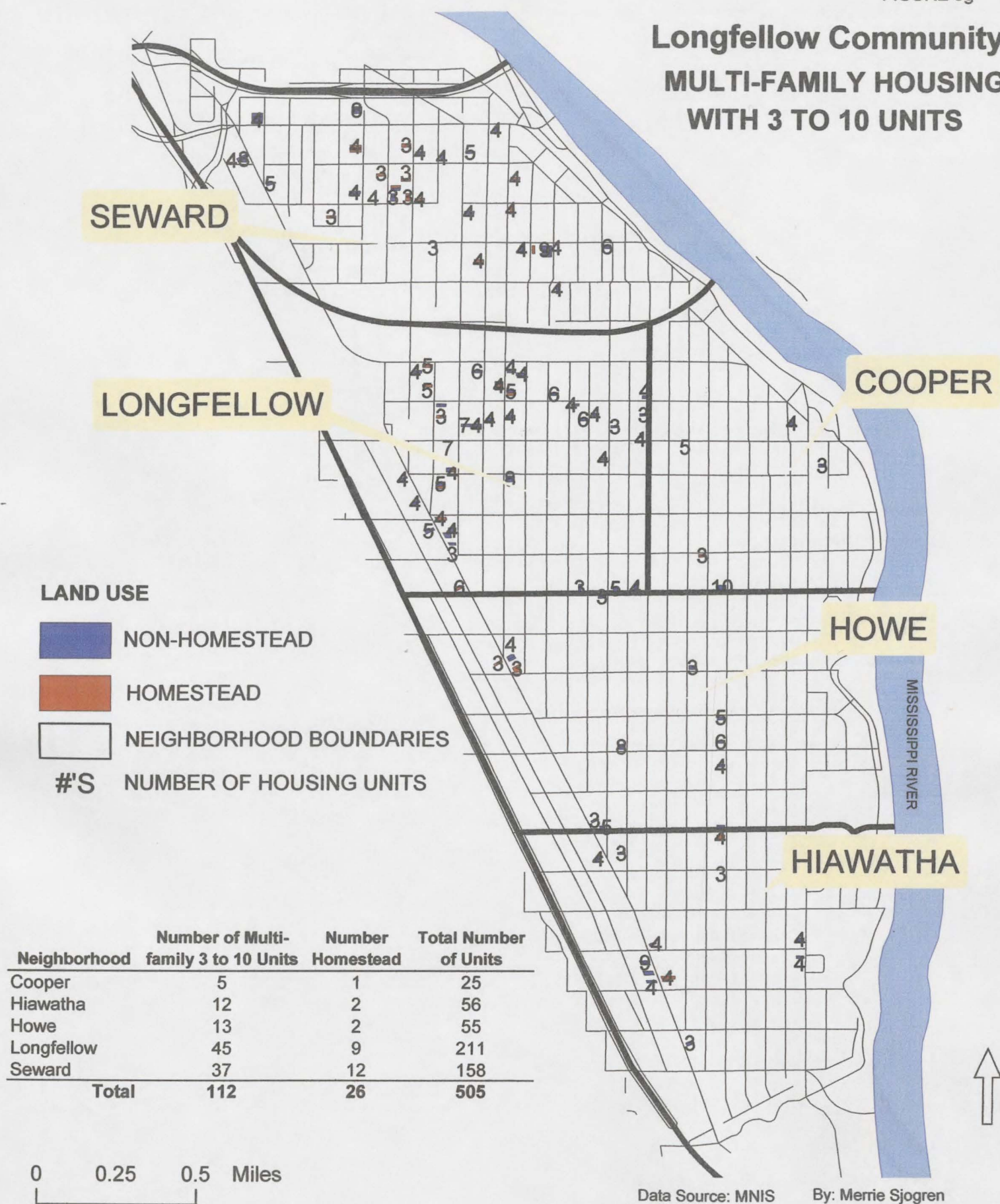
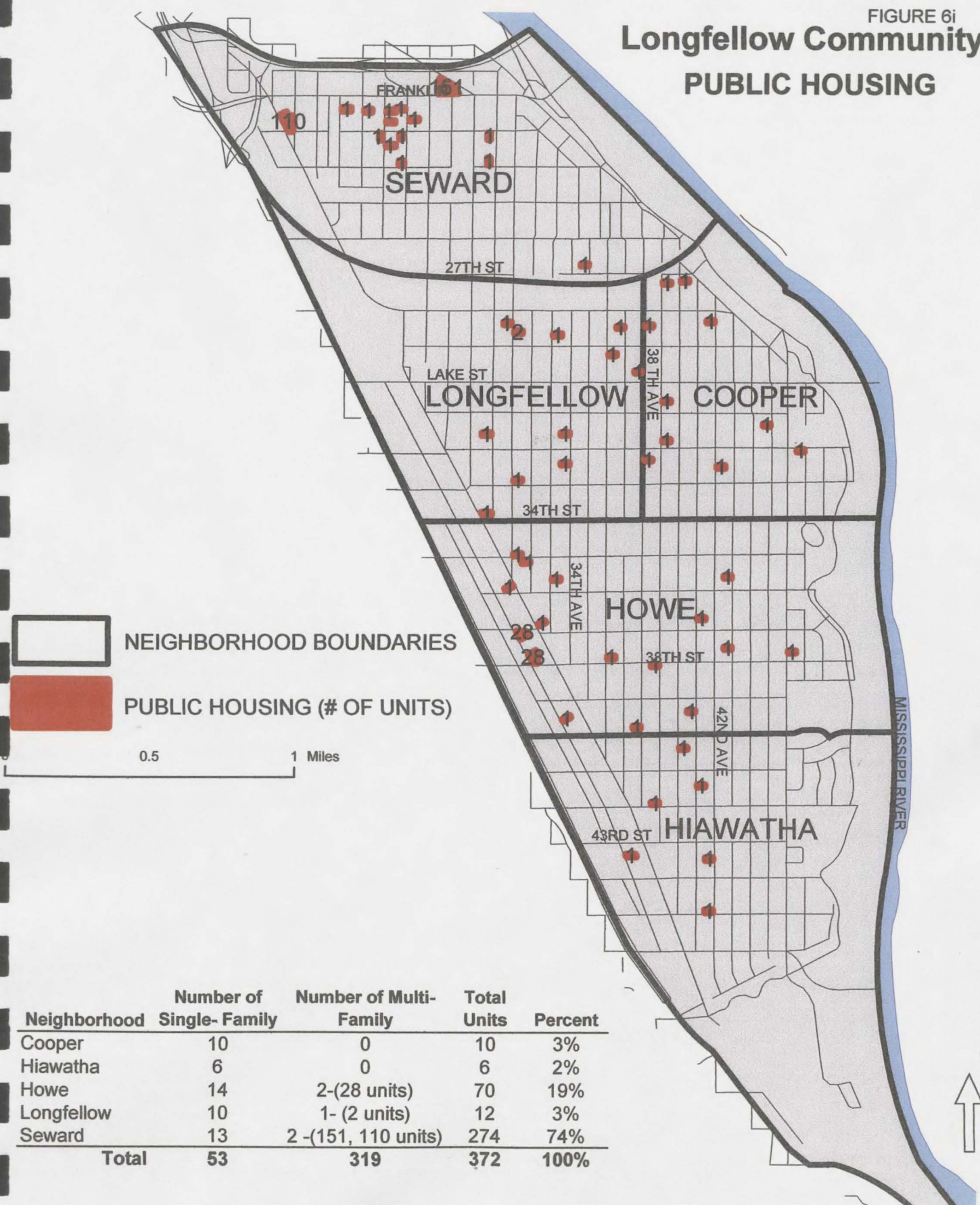


FIGURE 6i

Longfellow Community PUBLIC HOUSING



Data Source: MNIS

By: Merrie Sjogren